



29 Quaker Lane, Liversedge, West Yorkshire, WF15 6NF

WELL PRESENTED three bedroom semi detached house situated in this well regarded, 'tucked away' location in Hightown. Ideal for FAMILY BUYERS the house is handily situated for the local schools and amenities like popular Bennett's Eggs farm shop/cafe and the lovely countryside walks nearby. Offering a modern specification throughout it comprises hall, lounge with dining room, integrated kitchen, three bedrooms and bathroom. To the exterior is a pleasant South West facing lawned garden to the rear with driveway parking and garden to the front. Benefits from GCH & uPVC DG. EPC - C.

Asking Price £245,000

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ENTRANCE HALL Recently fitted composite door.

LOUNGE 15'9" x 11'2" max (4.8m x 3.4m max)

Fireplace with contemporary style glazed electric fire with log effect finish. Open to...

DINING ROOM 9'2" x 8'10" max (2.8m x 2.7m max)

French doors to garden.

KITCHEN 8'10" x 7'3" max (2.7m x 2.2m max)

Modern range of wall and base units incorporating granite work tops, inset sink with mixer tap. Integral electric oven with four ring gas hob plus extractor. Integral auto washer and fridge freezer.

BEDROOM ONE 13'9" x 10'2" max (4.2m x 3.1m max)

BEDROOM TWO 11'6" x 10'2" max (3.5m x 3.1m max)

BEDROOM THREE 9'6" x 6'3" max (2.9m x 1.9m max)

Bed head cupboard.

BATHROOM Three piece modern suite comprising integral shower over bath with glazed screen, hand wash basin and wc.

Tiled walls and chrome heated towel rail. Cupboard housing boiler.

EXTERIOR The property benefits from a pleasant South West facing lawned garden to the rear with patio areas. Useful timber storage shed. Driveway to the front for off street parking and lawned garden.

Tenure - Freehold

Council Tax Band - C

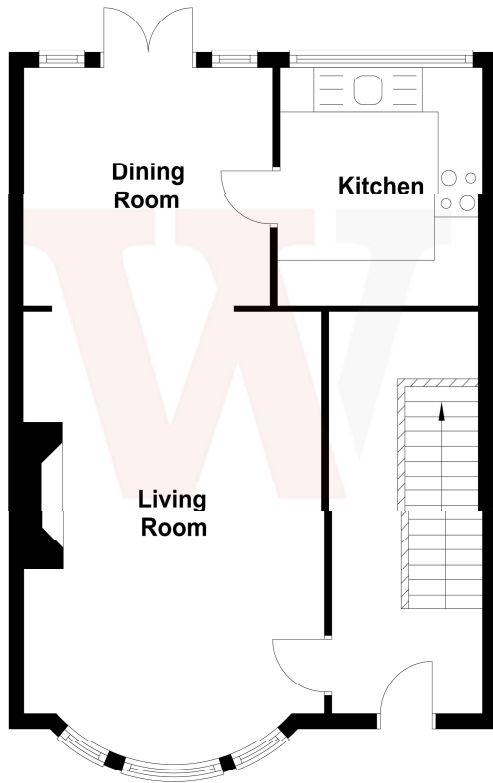
EPC Rating - C

Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

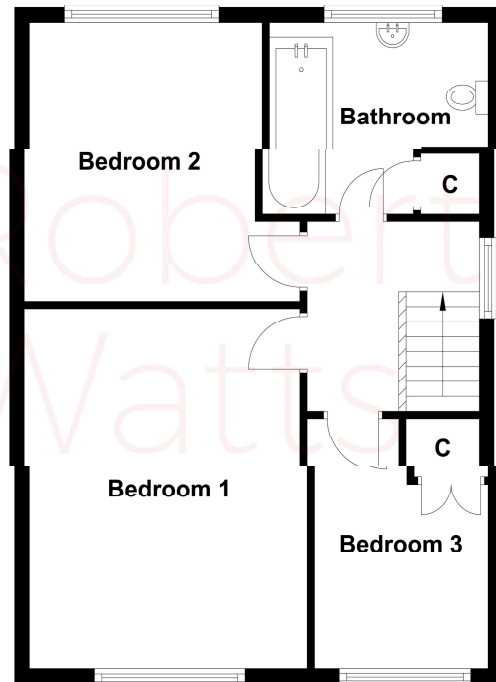
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		