



## Plot 2, 480 Halifax Road, Hightown, Liversedge, WF15 8DX

Located on an exclusive development of just three homes, this stone-built, two/three bedroom detached has been thoughtfully crafted by highly regarded local developer, 'Barnes Homes' renowned for quality workmanship and attention to detail. Designed with modern living in mind, it offers stylish and contemporary finishes throughout and provides spacious yet manageable living, perfectly suited to those looking to downsize without compromise. Featuring high-quality fixtures and fittings, light-filled interiors and a carefully considered layout, this lovely home delivers a superb blend of sophistication and low-maintenance living.

Offering accommodation over two floors it comprises stunning full height entrance hall, 27ft open plan living kitchen with fully integrated appliances, ground floor ensuite bedroom, first floor master ensuite bedroom with dressing area and bedroom three/study. Ample driveway parking and useful storage garage with landscaped gardens to the rear. Benefits from underfloor heating with an air source heat pump and uPVC DG. Available now.

**Asking Price £385,000**

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**ENTRANCE HALL** Stunning full height feature entrance hall with useful storage cupboard. Stylish timber and glazed balustrade leading up the stairs to the first floor. Access to garage.

**LIVING KITCHEN 27'3" x 11'10" max (8.3m x 3.6m max)**

Contemporary style open plan living kitchen offering spacious accommodation perfect for entertaining.

The integrated kitchen offers a range of quality wall and base units with feature Quartz work tops and breakfast bar, inset sink and mixer tap. Double electric integral oven and induction hob plus exposed extractor with integral dishwasher and fridge freezer.

The lounge area has bi-folding doors leading to the garden.

**BEDROOM TWO 14'1" x 9'10" (4.3m x 3m)**

Double bedroom with access to bathroom.

**BATHROOM 7'10" x 5'7" (2.4m x 1.7m)**

Three piece suite comprising glazed shower cubicle, hand wash basin and sink. Access to hallway as well as bedroom.

**FIRST FLOOR**

**MASTER BEDROOM 14'5" x 10'6" (4.4m x 3.2m)**

Double master bedroom connecting to ensuite and open to dressing room.

**DRESSING ROOM 11'2" x 5'7" (3.4m x 1.7m)**

**EN SUITE 11'2" x 8'2" (3.4m x 2.5m)**

Stylish four piece suite comprising free standing bath, glazed shower cubicle, hand wash basin and wc. Tiling to walls and floor.

**BEDROOM THREE/STUDY 10'6" (3.2) x 6'7" (2.0) plus 5'3" (1.6) x 3'11" (1.2)**

Useful storage cupboard.

**EXTERIOR 11'2" x 8'2" (3.4m x 2.5m)**

The property benefits from driveway parking to the front and an electric car charging point.

Useful storage garage with electric door and power measuring 11'2 x 8'2 (3.4m x 2.5m). Plumbed for washing machine.

Pleasant landscaped paved and lawned rear garden.

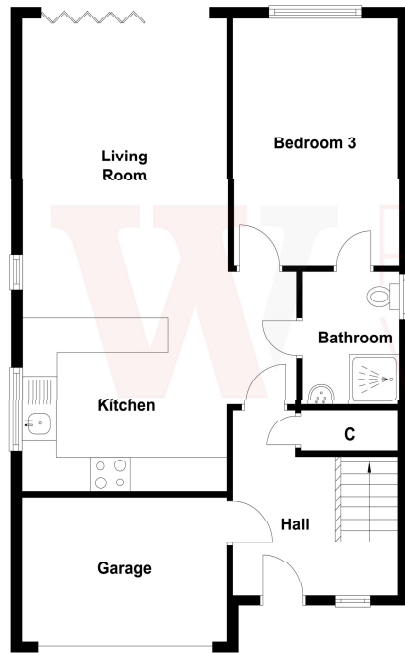
**PLEASE NOTE** If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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

