



## 17 Spring Bank Drive, Norristhorpe, Liversedge, WF15 7QS

A super opportunity has arisen to purchase this FOUR/FIVE BEDROOM, extended detached located in this ever popular location in Norristhorpe. This VERSATILE HOUSE with enviable sized footprint is ideal for GROWING FAMILIES and can be adapted to suit most purchaser requirements and includes four first floor bedrooms plus an occasional room which could easily be converted to create a functional fifth bedroom. In addition the house has a sizable lounge and diner, sitting/play room and conservatory with a new solid roof on the ground floor alongside a modern breakfast kitchen and WC. On the first floor the master ensuite bedroom has a dressing room with a separate modern family bathroom. Occupying a good sized plot with lawned garden area to the front, driveway leading to single detached garage and South facing, landscaped garden area to the rear. The house sits in this highly popular location close to the well regarded local schools including Heckmondwike Grammar School and benefits from UPVC double glazing and GCH

**Asking Price £399,995**

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**ENTRANCE HALL** Spacious entrance hall with cloaks cupboard.

**GUEST CLOAK ROOM** Having hand wash basin and wc. Door to side.

**LOUNGE/DINER 22'4" x 14'1" max (6.8m x 4.3m max)**

Having feature acoustic wall panelling and media wall with log effect electric fire having glazed frontage. Timber glazed doors.

**CONSERVATORY 11'2" x 13'5" (3.4m x 4.1m)**

Having radiator and recently installed solid roof making this a much more functional room. Doors to garden.

**SITTING/PLAY ROOM 20'4" x 10'2" (6.2m x 3.1m)**

Versatile room ideal for growing families with dual aspect room with French doors to garden and double doors to lounge.

**BREAKFAST KITCHEN 13'9" x 10'6" max (4.2m x 3.2m max)**

Modern range of wall and base units incorporating contrasting work tops, inset one and a half bowl sink and mixer tap plus feature island and breakfast bar. Range oven and grill with extractor plus integral microwave, fridge freezer and plumbing for auto washer.

**BEDROOM ONE 12'10" x 11'6" (3.9m x 3.5m)**

Double master bedroom.

**DRESSING ROOM 8'10" x 3'7" max (2.7m x 1.1m max)**

Having walk-in wardrobes.

**EN SUITE** Three piece modern suite comprising bath with integral shower over and glazed screen, vanity sink and wc. Chrome heated towel rail.

**BEDROOM TWO 11'6" x 8'6" (3.5m x 2.6m)**

Double bedroom having in built wardrobes.

**OCCASIONAL ROOM 10'10" x 10'2" (3.3m x 3.1m)**

Giving access to bedroom three but could be partitioned to create a useable bedroom.

**BEDROOM THREE 10'6" x 9'2" (3.2m x 2.8m)**

Double bedroom.

**BEDROOM FOUR 7'7" x 7'7" (2.3m x 2.3m)**

**BATHROOM** Three piece suite comprising bath with integral shower over and glazed screen, hand wash basin and wc. Tiling to walls and floor and chrome heated towel rail.

**EXTERIOR** The property occupies a good sized, L-shaped plot incorporating a lawned garden to the front and block paved driveway parking to the side leading to a single detached garage with power. Far reaching views over valley to the front. South facing, sizeable zonal rear garden to the rear with patio area, decked area and lovely side lawned garden which is great for entertaining and relaxing.

Tenure - Freehold

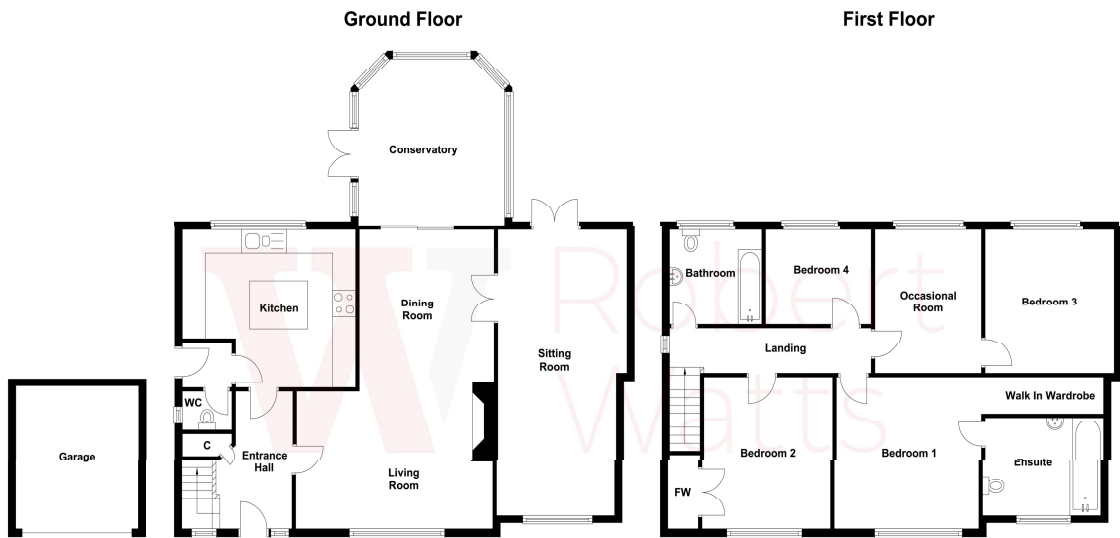
Council Tax Band - D

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.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 74 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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