



7 Moorfield View, Lower Common, Roberttown, Liversedge, WF15 7LH

Nestled within a lovely 'tucked away' spot in this highly sought-after village is this beautifully presented and sympathetically extended cottage offers a wonderful blend of character, charm and modern family living. Enjoying an attractive open aspect and a generous garden, the property provides spacious and versatile accommodation ideal for a range of buyers.

The immaculately presented accommodation briefly comprises hall, a stylish dining kitchen, comfortable lounge with wood burner, three well-proportioned bedrooms, and modern bathroom, complemented by an occasional attic room offering excellent flexibility for a home office, hobby room or potential guest accommodation.

Externally, the property benefits from a generous, South facing garden perfect for outdoor entertaining, family enjoyment and taking advantage of the pleasant open outlook. To the rear is driveway parking and it benefits

Offers Over £290,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk

Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

7 Moorfield View, Lower Common, Roberttown, Liversedge, WF15 7LH

ENTRANCE HALL

LIVING ROOM 17'1" x 13'5" max (5.2m x 4.1m max)

Fireplace with timber mantelpiece, newly installed log burner, feature alcove cupboards and useful under stairs storage.

KITCHEN DINER 13'9" x 8'6" max (4.2m x 2.6m max)

Modern range of wall & base units, contrasting granite worktops with inset ceramic sink with mixer tap, integral fridge freezer, electric oven, induction hob & extractor fan, utility cupboard & plumbing for automatic washing machine & dryer. Contemporary style vertical radiator, Door to rear.

DOWNSTAIRS WC WC & sink.

FIRST FLOOR LANDING

MASTER BEDROOM 14'1" (4.3) x 9'6" (2.9) plus wardrobes

Wall mounted TV point, fitted wardrobes & cast iron radiator.

BEDROOM TWO 9'10" x 7'3" max (3m x 2.2m max)

Double bedroom with fitted wardrobes.

BEDROOM THREE 7'10" (2.4) x 7'7" (2.3) plus wardrobes

BATHROOM Modern three piece suite comprising of bath with central tap, glazed shower screen, WC, sink, chrome heated towel rail and tiled walls & flooring.

ATTIC OCCASIONAL ROOM 15'5" x 11'6" max (4.7m x 3.5m max)

Occasional attic room with roof lights, vertical radiator and storage cupboard. Versatile space ideal for a variety of uses.

EXTERIOR Good sized, T-shaped, South facing garden with beautiful lawned area and further gravelled play area which enjoys an open aspect.

Driveway parking to the rear.

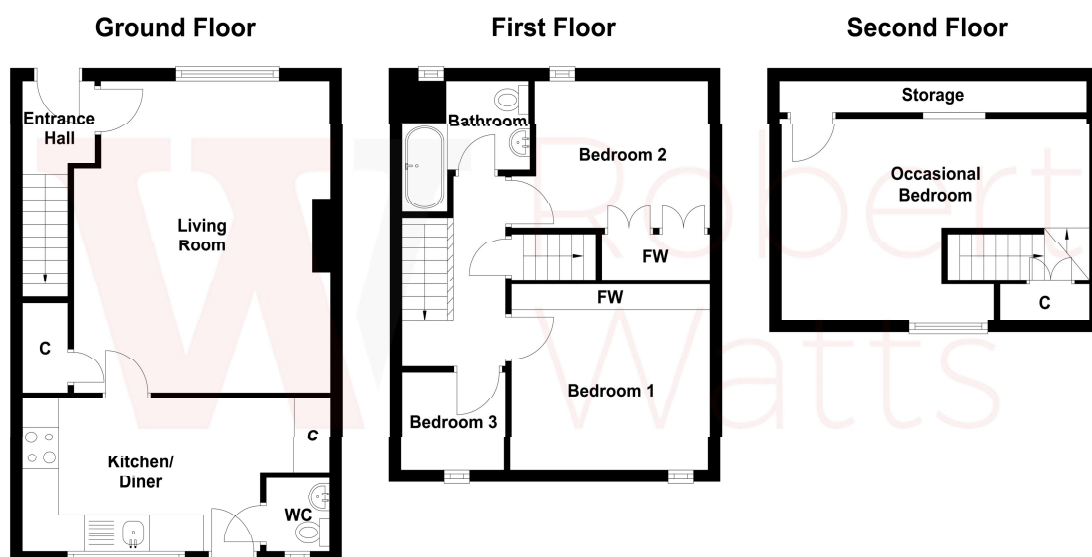
Please note that the subject owns the driveway leading into the row of terraces and the neighbours have rights of access over this area.

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		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		