



427 Halifax Road, Hightown, Liversedge, WF15 8HT

Deceptively spacious, WELL PRESENTED, stone built three, bedroom semi-detached cottage which we understand originally dates back to c. 1746 making it one of the oldest homes within the area.

Located in this highly popular location in Hightown offering easy access to the local schools, amenities and lovely countryside walks, this lovely home cleverly combines a CHARACTER FEEL with modern fixtures and fittings and is sold with NO CHAIN.

Comprises two reception rooms, modern breakfast kitchen, utility, ground floor shower room, three bedrooms and bathroom with double driveway parking and patio garden area. Benefits from GCH & uPVC DG.

Asking Price £230,000

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LOUNGE 15'1" x 15'1" max (4.6m x 4.6m max)

Spacious room with stone fireplace and feature beamed ceilings.

DINING ROOM 15'5" x 10'2" max (4.7m x 3.1m max)

Open to staircase and lounge.

KITCHEN DINER 13'1" x 12'2" max (4m x 3.7m max)

A range of wall and base units incorporating contrasting work tops, sink and mixer tap with feature island unit and breakfast bar. Integral electric oven, electric hob and extractor. Double doors to rear garden.

UTILITY ROOM 8'2" x 6'3" max (2.5m x 1.9m max)

Sink unit and plumbing for auto washer. Wall mounted boiler and door to side.

GROUND FLOOR BATHROOM

Three piece suite comprising glazed shower cubicle, wc and hand wash basin. Chrome heated towel rail.

BEDROOM ONE 10'6" x 10'2" (3.2m x 3.1m)

BEDROOM TWO 9'6" x 8'10" (2.9m x 2.7m)

BEDROOM THREE 6'11" (2.1) x 5'11" (1.8) plus 5'7" (1.7) x 2'11" (0.9)

BATHROOM

Three piece suite comprising shower over bath with glazed shower cubicle, wc and hand wash basin. Chrome heated towel rail.

EXTERIOR

The property benefits from double driveway parking to the front. Pleasant paved garden to the side and rear with outside sockets.

Tenure - Freehold

Council Tax Band - C

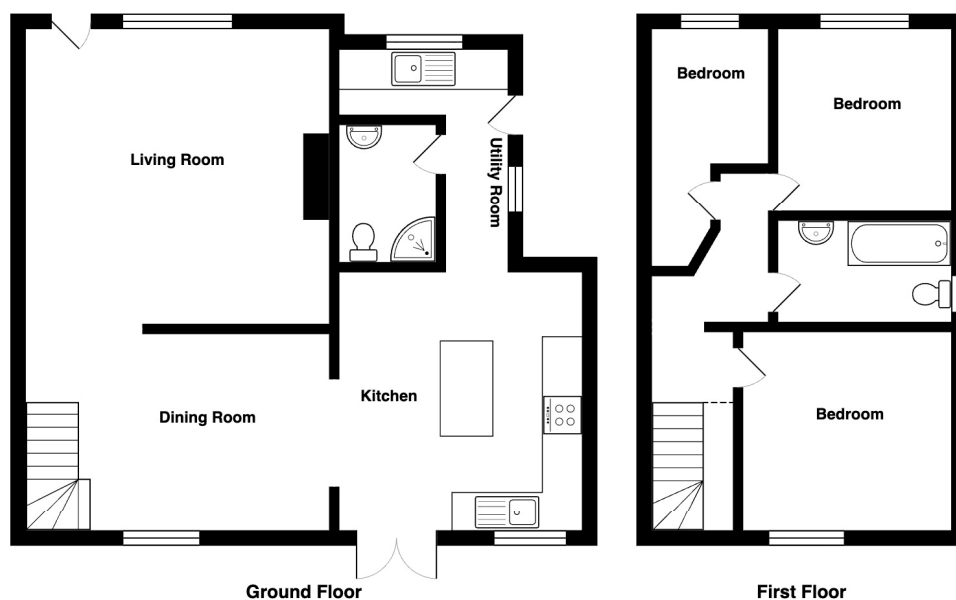
EPC Rating - C

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.





Total Area: 97.1 m² ... 1045 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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