



32 Fall Lane, Hartshead, Liversedge, WF15 8AR

A great opportunity has arisen to purchase this CHARACTER COTTAGE with STUNNING FAR REACHING VIEWS. Situated in the heart of this ever popular village and offering a three bedroom footprint, it is in easy access to lovely countryside walks and popular local amenities like Bennett's Eggs Bistro. Comprises hallway, lounge, dining kitchen, three bedrooms and bathroom. Driveway to the front for off street parking with lovely lawned and patio gardens to the rear which enjoys the stunning rural views. Benefits from GCH & uPVC DG.

Asking Price £375,000

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ENTRANCE HALL

LOUNGE 15'1" x 13'11" max (4.6m x 4.2m max)

Feature beamed ceiling and glazed timber wall. Log burning stove set within stone fireplace. Spiral staircase to first floor.

KITCHEN DINER 14'5" x 10'6" max (4.4m x 3.2m max)

Range of wall and base units incorporating contrasting work top, one and a half bowl sink and mixer tap. Integral electric oven, four ring gas hob and extractor. Plumbing for auto washer and dishwasher. Double doors to garden. Double glazed doors to garden and enjoying the rear views.

BEDROOM ONE 11'10" x 8'10" max (3.6m x 2.7m max)

Double bedroom having fitted wardrobes and windows showcasing the far reaching views.

BEDROOM TWO 9'10" (3.0) x 7'10" (2.4) plus robes

Fitted wardrobes and exposed brick fireplace.

BEDROOM THREE 8'2" x 6'11" (2.5m x 2.1m)

BATHROOM Four piece suite comprising bath, shower cubicle, bidet and hand wash basin. Useful storage cupboard.

SEPARATE WC Having storage cupboard housing wall mounted boiler.

OUTSIDE Occupying a good sized plot with driveway parking to the front with lawned area and flowerbeds.

Lovely rear garden with paved patio leading down to lawned and gravelled section which takes advantage of the fine views and is a great place to relax or entertain.

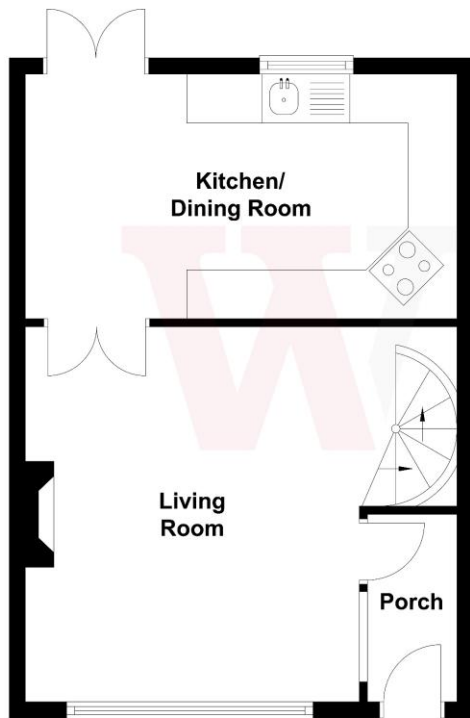
OTHER INFORMATION If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

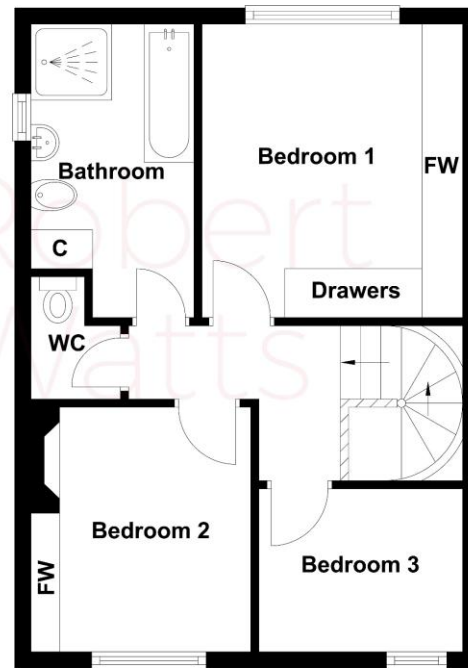
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		