



25 Cornmill Lane, Liversedge, West Yorkshire, WF15 7DZ

Well maintained, DETACHED DORMER BUNGALOW with three bedrooms plus a dining room which could be utilised as a fourth bedroom. Ideal for traditional downsizers it has two bedrooms and bathroom on the ground floor but also suits larger family buyers. Conveniently situated for the local amenities and the well regarded local schools including Heckmondwike Grammar. Comprises hall, lounge, dining room/bedroom four, kitchen, utility, two bedrooms and family bathroom on the ground floor plus two bedrooms and WC above. To the front of the property is a lawned area with driveway leading to a single garage/carport and to the rear of the property is a large garden with established trees and borders, lawned area and large patio.

Asking Price £350,000

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ENTRANCE HALL

WC Fitted with two piece ivory suite comprising low flush WC, pedestal wash hand basin. Storage cupboard.

LOUNGE 21' x 12'3" (6.4m x 3.73m)

Stone built fire place, slate hearth incorporating a gas fire, TV point.

DINING ROOM/BEDROOM FOUR 11'5" x 10' (3.48m x 3.05m)

Fitted with a "warmlite" log effect fire.

KITCHEN 12'7" x 6'10" (3.84m x 2.08m)

Fitted with a range of oak wall and base units with complementary work surfaces and an inset sink, mixer tap and side drainer. Four ring gas hob with extractor fan. Built in Bosch oven and Bosch microwave above, built in fridge/freezer. Dor leading out onto the rear patio and garden.

UTILITY ROOM 8'10" x 8' (2.7m x 2.44m)

Separate entrance to the utility room at the rear of the garage comprises of base units with inset sink and side drainer, plumbing for automatic washing machine. Sliding door into the garage.

MASTER BEDROOM 13' x 11'5" (3.96m x 3.48m)

Double room with built in wardrobes.

BEDROOM TWO 11'1" x 11' (3.38m x 3.35m)

With built in wardrobes, useful storage cupboard and Velux window.

FAMILY BATHROOM Newly fitted four piece suite comprising bath, shower cubicle, hand wash basin and wc. Oversized part tiling to walls.

LANDING With doors leading to two bedrooms, cloakroom/WC, storage cupboard.

BEDROOM THREE 11'1" x 10'2" (3.38m x 3.1m)

Velux window.

BEDROOM FOUR 13' x 11'5" (3.96m x 3.48m)

Gas central heating radiator. Velux window

EXTERIOR To the front of the property is a lawned garden with mature borders and shrubs, driveway leading to a single garage/carport. To the rear of the property is a sizeable patio area ideal for entertaining with steps and walkway down to a lawned garden with established trees, shrubs and borders another patio area and separate access to a large workshop/room with power and lighting situated underneath the property.

GARAGE 8' 0" x 14' 11" (2.44m x 4.55m) With up and over door, lighting.

Tenure - Freehold

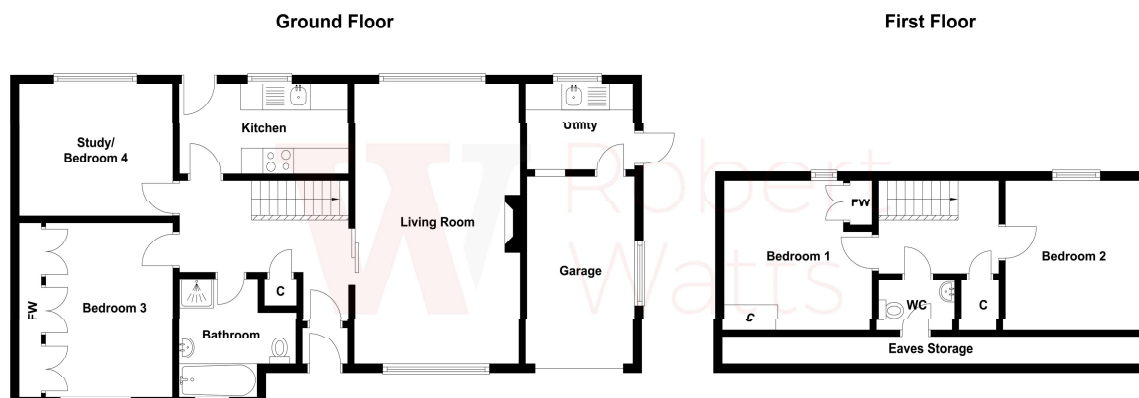
Council Tax Band - D

EPC Rating - D

PLEASE NOTE 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		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		