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## 25 Richmond Park Avenue

Roberttown, Liversedge, WF15 7NZ

A beautifully presented five-bedroom detached family home, perfectly positioned on this well-regarded development, just a short walk to the heart of Roberttown village and its excellent local amenities, including well-regarded schools. Offering a spacious and flexible layout, the property has been thoughtfully extended to provide versatile living accommodation ideal for modern family life. The ground floor features a generously sized bedroom with an en-suite, making it ideal for guests or multi-generational living. Externally, the home enjoys a resin driveway providing off-road parking, while to the rear there is a low-maintenance garden with composite decking and an artificial lawn—perfect for outdoor entertaining or relaxing in the sun. Located in a well-connected position, the property is only a short drive from the M62 motorway, providing easy access to Mirfield, Huddersfield, Heckmondwike, Cleckheaton, and Leeds—all offering an excellent range of amenities and strong public transport links.

**£499,950**

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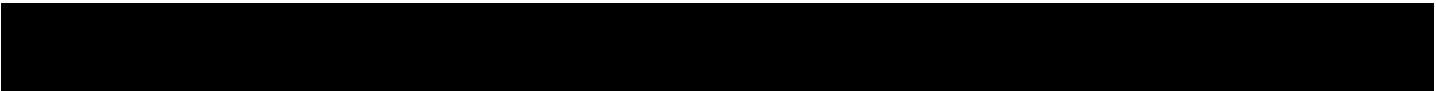


- SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME
- WELL CONNECTED WITH MOTORWAY NETWORKS CLOSEBY & PUBLIC TRANSPORT LINKS
- LOCATED ON THIS WELL REGARDED DEVELOPMENT
- GROUND FLOOR DOUBLE BEDROOM WITH ENSUITE
- A SHORT WALK TO THE HEART OF ROBERTTOWN VILLAGE
- RESIN DRIVEWAY & LOW MAINTENANCE REAR GARDEN

Entrance	Bedroom Two
Family Room	Ensuite
Breakfast Kitchen	Bedroom Three
Utility	Bedroom Four
Living/Dining Room	Garden, Driveway & Store
WC	
Ground Floor Bedroom	
Ensuite	
First Floor Landing	
House Bathroom	
Master Bedroom	
Ensuite	



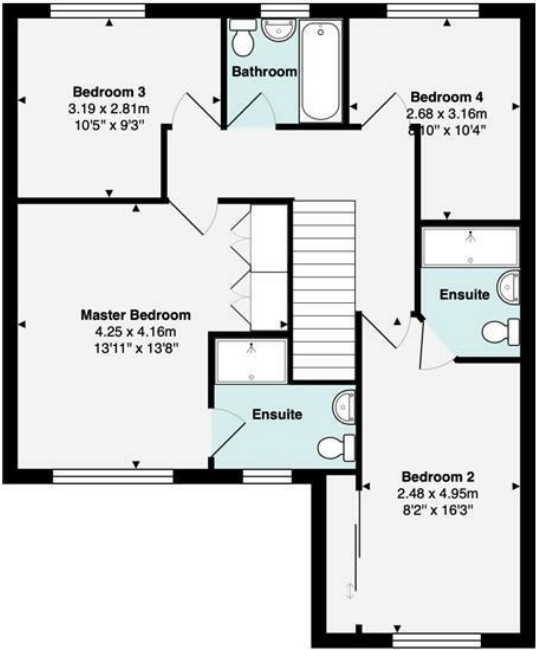
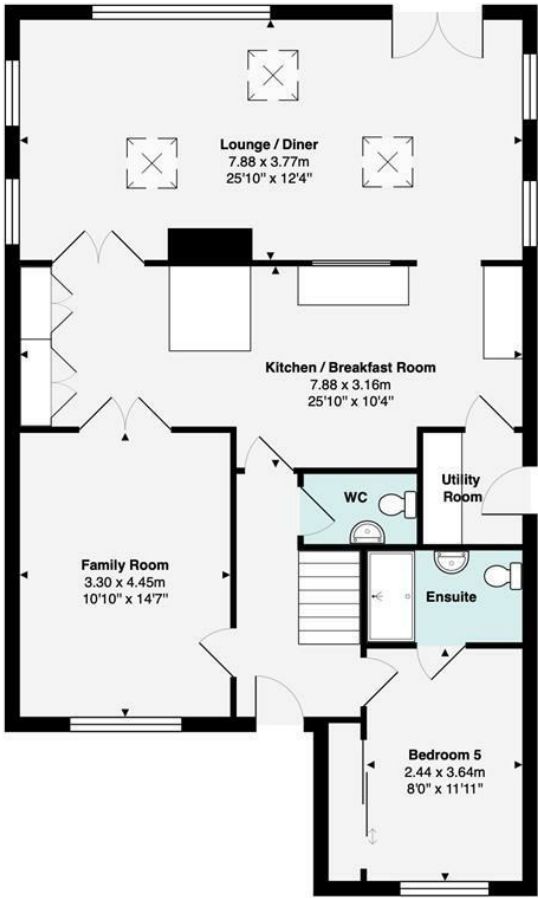
## Directions







Floor Plan

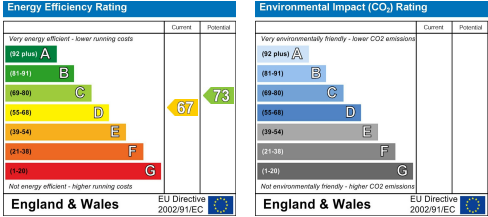


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Total Area: 157.6 m<sup>2</sup> ... 1696 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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