



Cornmill Lane, Liversedge

Offers Over £450,000

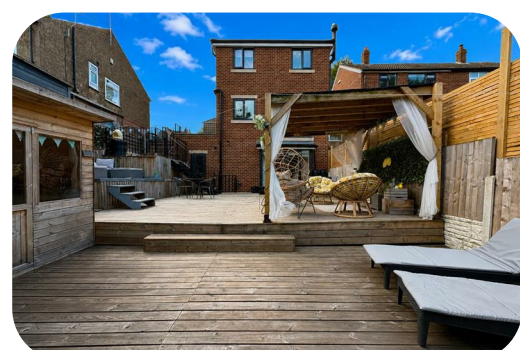
* DETACHED * FOUR BEDROOMS * INDIVIDUALLY BUILT * SPACIOUS & VERSATILE LIVING *
 * OVER THREE FLOORS * THREE SHOWER ROOMS * IMPRESSIVE GARDEN * PARKING *
 * CLOSE TO SCHOOLS/AMENITIES * EXCELLENT COMMUTER LINKS *

Rare to the market is this individually built four bedroom detached family home, constructed by the present owners within the last three years. Designed with family living in mind, it offers spacious, versatile accommodation arranged over three floors, including three bath/shower rooms, and enjoys a peaceful rear outlook over woodland, with the added charm of a stream running through its grounds.

Ideally situated within easy reach of local amenities, schools, bus routes and just a short drive from the M62 motorway network, the property is perfectly placed for commuters. Finished with modern décor throughout, it benefits from a specification throughout.

The generous accommodation briefly comprises: entrance hall, cloaks/WC, lounge and a modern dining kitchen. A particular feature is the useful lower-ground-floor basement level, offering a sitting room, bedroom and en-suite wet room — an ideal private retreat for a teenager, guest suite or independent living space. To the first floor are three further bedrooms (one with en-suite) and a contemporary family shower room.

Externally, the property enjoys a gated driveway to the front providing private parking, alongside a garden with artificial lawn and patio area. To the rear is an impressive tiered decked garden, perfectly positioned to take full advantage of the superb leafy outlook onto the woodland beyond.





Reception Hall

With Amtico flooring and radiator.

Cloakroom/WC

Modern two piece suite comprising low suite wc, wash basin, radiator, double glazed window, extractor fan.

Dining Kitchen

17'2" x 10'1" (5.23m x 3.07m)

Modern fitted dining kitchen having a range of wall and base units incorporating quartz work tops, feature island, wine cooler, fridge/freezer, dishwasher, washing machine, sink unit, double oven, extractor fan, double glazed window.

Lounge

17'7" x 14'6" (5.36m x 4.42m)

Having a multi fuel stove, radiator, feature door with glass balustrade. Enjoying woodland views to the rear.

Lower Ground Floor

Sitting Room

17'3" x 13'5" (5.26m x 4.09m)

Having a multi fuel fire, under house storage, French doors to rear garden.

Bedroom Four

11'7" x 9'4" (3.53m x 2.84m)

With radiator and double glazed window. En-Suite Wet Room;

En Suite Wet Room

Walk-in shower, low suite wc, wash basin and radiator.

First Floor

With double glazed window and radiator.

Bedroom One

17'7" x 11'3" (5.36m x 3.43m)

With radiator and double glazed window enjoying woodland views. En Suite Shower Room;

En Suite Shower Room

Modern three piece suite comprising walk in shower, low suite wc, vanity sink unit, radiator and double glazed window.

Bedroom Two

10'1" x 9'5" (3.07m x 2.87m)

With radiator and double glazed window.





Bedroom Three

11'5" x 7'2" (3.48m x 2.18m)

With radiator and double glazed window.

Bathroom

Modern three piece suite comprising walk in shower, low suite wc, vanity sink unit, radiator and double glazed window.

Exterior

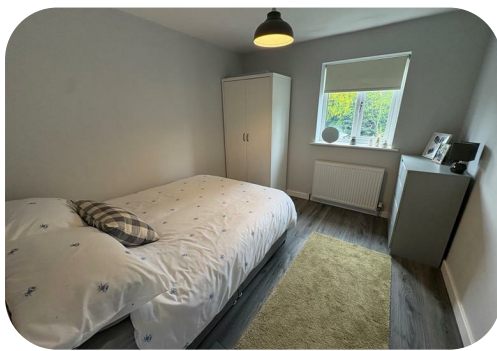
To the outside there is a tiered decked garden to the rear with superb seating areas overlooking woodland, together with a summer house with stove, a garden shed and a stream at the bottom of the garden. There is a gated driveway to the front providing ample off-road parking.

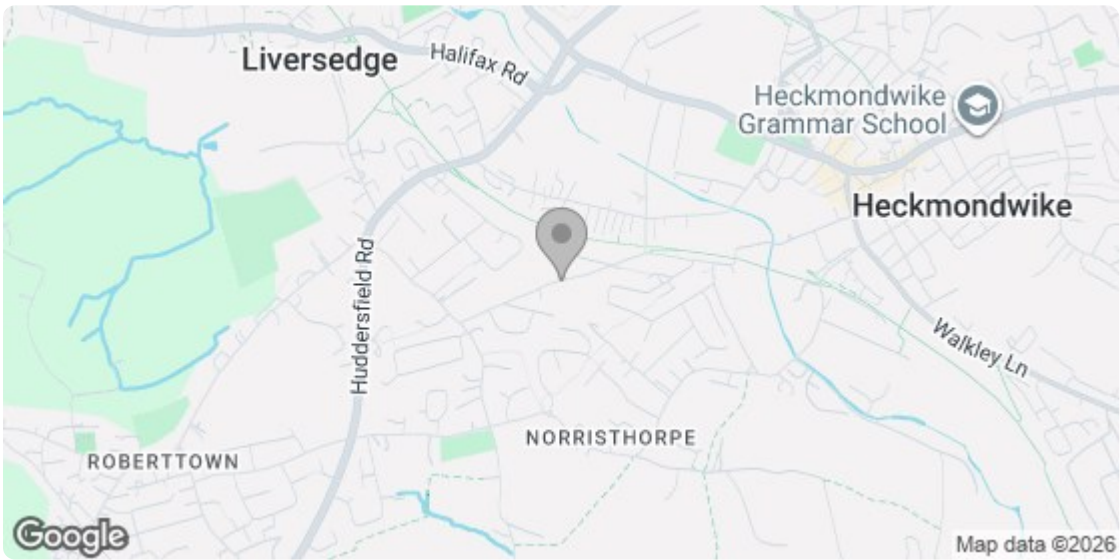
TENURE

FREEHOLD

Council Tax Band

E / Kirklees





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk

