



Hightown Road, Liversedge,

£260,000

**** EXTENDED ** SEMI DETACHED ** THREE BEDROOMS ** READY TO MOVE INTO **
** SOUGHT AFTER LOCATION ** OFF STREET PARKING ** ENCLOSED GARDEN ****

Viewing is highly recommended of this stunning, extended three bedroom semi detached that sits enviably in the Hightown Road area of Liversedge.

The superbly presented home offers 'ready to move into accommodation' and would appeal to a number of buyers.

Having been tastefully modernised with a twist of old and new and quality fixtures and fittings throughout.

The property is within easy reach of Cleckheaton Town Centre's amenities, local schools and M62 motorway links.

To the outside there is an enclosed low maintenance garden with a double driveway providing off street parking.

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Hall

WC

Modern two piece suite comprising low flush wc, vanity sink unit and radiator.

Lounge

12'6" x 12'3" (3.81m" x 3.73m")
Log effect gas fire with feature fireplace surround and radiator.

Dining Kitchen

21'7" x 11'5" (6.58m" x 3.48m")
Modern high gloss fitted kitchen having a range of wall and base units incorporating laminate sink unit, oven & hob with extractor, integrated dishwasher, breakfast bar and feature radiator.

Dining Area

Log effect gas fire fireplace and feature radiator.

Utility

Part tiled walls, plumbing for auto washer and composite door leading to side.

First Floor Landing

Bedroom One

10'9" x 11'5" (3.28m" x 3.48m")
Ornamental fireplace surround and radiator.

Bedroom Two

10'3" x 11'0" (3.12m" x 3.35m")
Radiator.

Bedroom Three

7'1" x 8'2" (2.16m" x 2.49m")
Radiator.

Bathroom

Modern three piece suite comprising P shaped bath with thermostat shower over, vanity sink unit, low flush wc and radiator.

Exterior

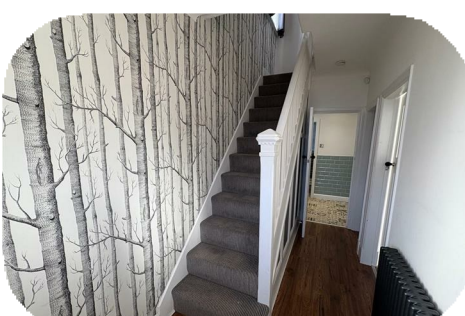
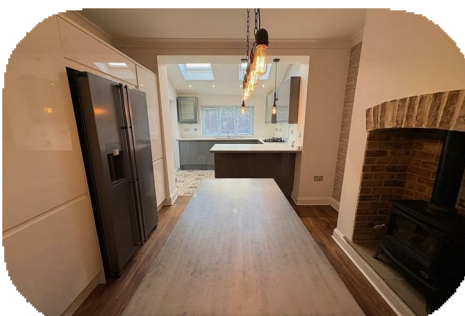
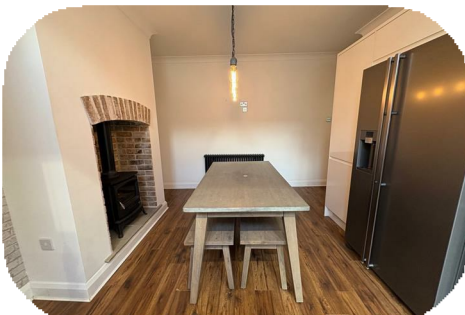
Outside there is a double driveway providing off street parking together with an enclosed patio and lawned garden to rear with shrubs and borders.

Council Tax Band

C

Tenure

FREEHOLD.



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A		85	(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(35-49) D		
(39-54) E			(29-34) E		
(21-38) F			(11-28) F		
(1-20) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		