



11 Child Lane, Roberttown, Liversedge, WF15 7LZ
Offers In The Region Of £290,000

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Situated in the ever popular Roberttown village is this well presented semi detached house. The extended accommodation offers versatile and spacious accommodation, and would make an ideal family home. Boasting a newly fitted open plan kitchen with integrated appliances which is open to the family/dining room, along with a good sized lounge/diner, a utility room and four first floor bedrooms, two bathrooms and an additional loft office/dressing room. The property has been recently redecorated throughout and an early viewing is strongly encouraged. Located on a good sized plot with gardens to front and rear, driveway parking and an integral garage. Having easy access to major road and rail links, local amenities and well regarded schooling nearby.





GROUND FLOOR

Entrance Vestibule

Accessed via a front exterior door and having staircase to the first floor accommodation

Lounge with dining area

13'7" x 13'5" opening to 7'8" x 7'6" (4.14m x 4.09m opening to 2.34m x 2.29m)

The good sized lounge area has a double glazed window to the front and a central heating radiator. To one wall is a fireplace with hearth and there is an understairs store cupboard housing the central heating boiler. The dining area is open plan from the lounge and has open access to the kitchen and double doors into the family room.

Kitchen Area

10'9" x 7'7" (3.28m x 2.31m)

This newly refitted modern kitchen has a good range of wall and base units with upstands and inset sink unit with mixer tap and drainer. Integrated within the kitchen is a range of

brand new appliances including a four ring hob with extractor hood over and built in under oven, a dishwasher and a fridge freeze. The open kitchen has feature beam lighting and looks into the family room, creating ideal family living space.

Kitchen/Dining/family room

16'7" x 8'9" (5.05m x 2.67m)

A good sized and versatile family space with views over the rear garden and having a tiled floor and a sky light window.

Utility Room

8'7" x 8'4" (2.62m x 2.54m)

Located off the kitchen, this good sized utility room has wall and base units with an inset sink unit and a tiled floor. An exterior door leads out to the rear and a further door leads into the integral garage.





Integral Garage

16'3" x 8'8" (4.95m x 2.64m)

Having a remote controlled electric door.

FIRST FLOOR

Landing

Leading to bedrooms and bathroom.

Front Bedroom

12'3" x 10'3" (3.73m x 3.12m)

Having a double glazed window and a central heating radiator.

Rear Bedroom

8'9" x 8'7" (2.67m x 2.62m)

Overlooking the garden via a double glazed window and having a central heating radiator.

Front Bedroom

7'9" x 7'9" (2.36m x 2.36m)

Incorporating the bulkhead and having a double glazed window and a central heating radiator.

House Bathroom

Furnished with a bath with shower over, a wash basin set with a vanity unit and a WC. There is tiling to the walls, a ladder style radiator and a double glazed window.

Master Bedroom

17'8" x 8'5" (5.38m x 2.57m)

This spacious extension bedroom has a double glazed window, a central heating radiator and a spiral staircase leading to the upper floor office/dressing room. A further door leads to the ensuite bathroom.

Ensuite Bathroom

A spacious ensuite bathroom fitted with a shaped bath with shower over and shower screen, along with a WC and washbasin set within vanity storage cupboards. The walls are tiled and there is a ladder style radiator and a double glazed window.

Loft space office/dressing room

15'5" x 8'3" (4.70m x 2.51m)

Accessed via a spiral staircase from the main bedroom, this versatile room has some limited head room. Two sky light windows and a porthole window provide natural lighting.

OUTSIDE

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

Band B

MORTGAGES:

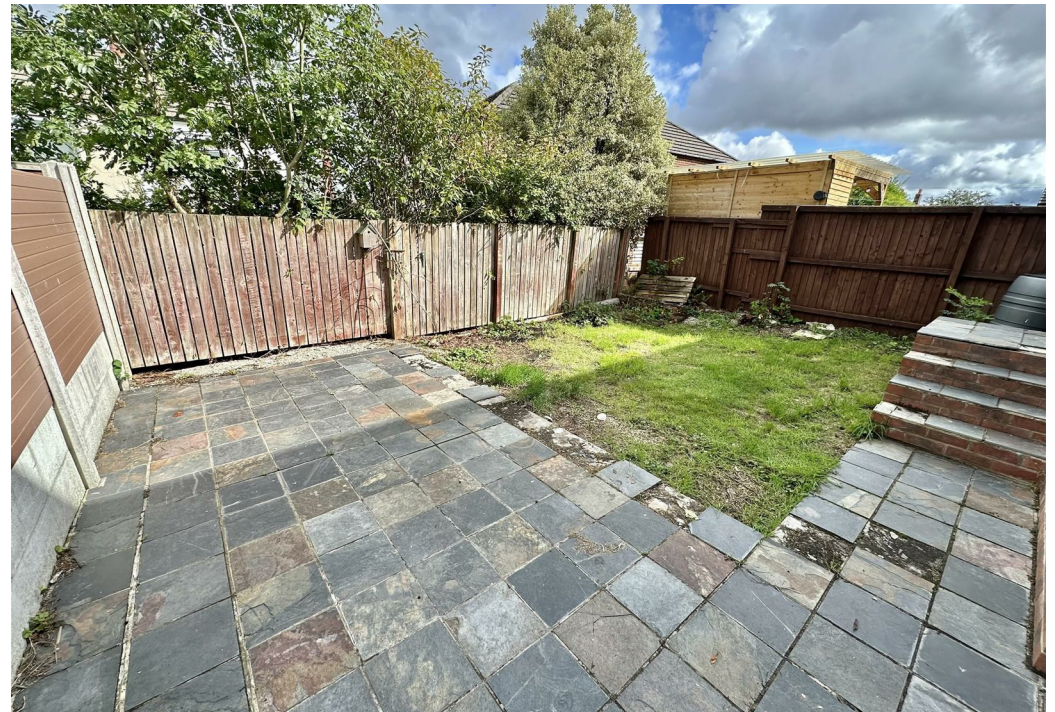
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ONLINE CONVEYANCING SERVICES:

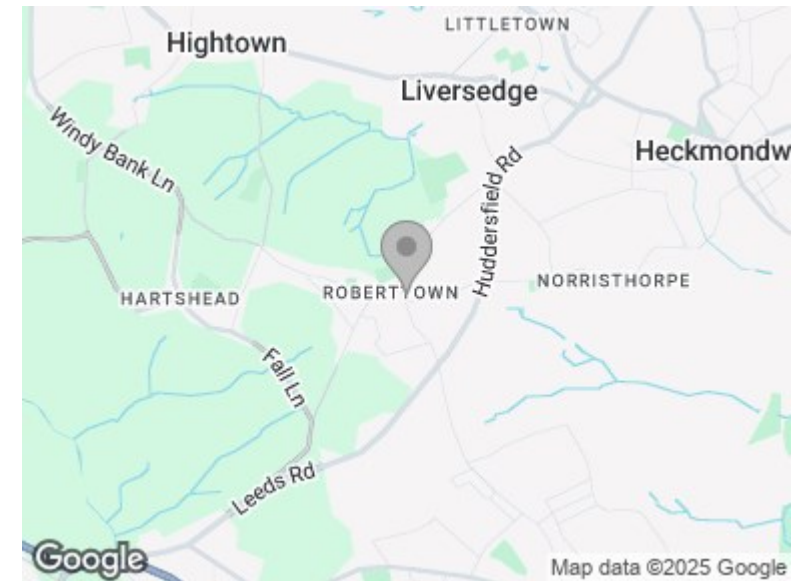
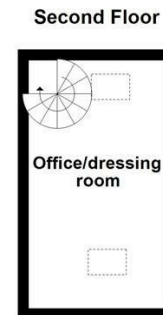
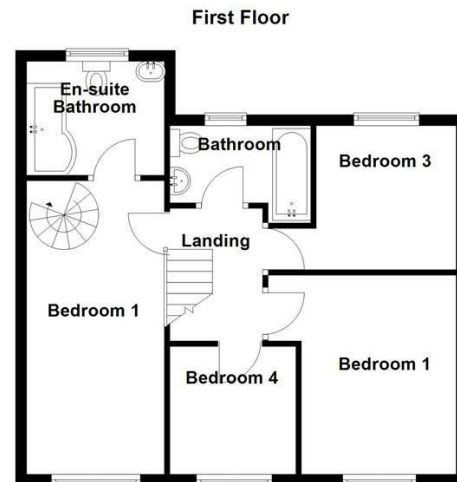
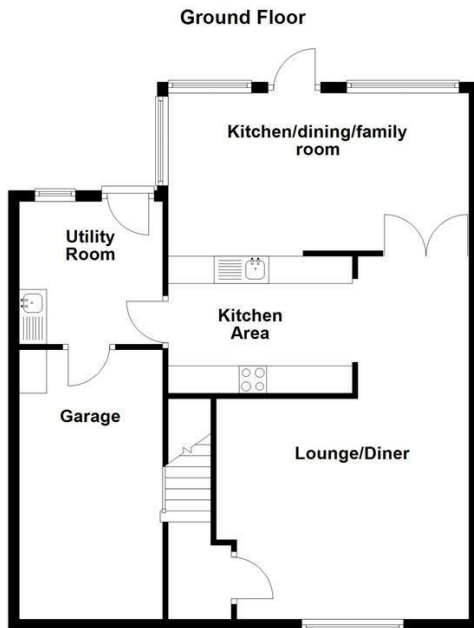




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1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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