



cornerstone  
ESTATE AGENTS

Windsor Drive  
Liversedge



## Windsor Drive Liversedge

RENT £1,695 pcm / BOND £1,955

LOCATED WITHIN THE SOUGHT-AFTER AREA OF NORRISTHORPE, ON A QUIET CUL-DE-SAC OF WELL-MAINTAINED PROPERTIES, THIS FULLY DETACHED LARGE FAMILY HOME OFFERS A BLEND OF COMFORT AND CONVENIENCE. THE PROPERTY BOASTS EXTENDED VIEWS ACROSS THE VALLEY FROM THE FRONT, ADDING TO ITS CHARM. THE HOME COMPRISES 4 BEDROOMS, ONE OF WHICH IS ON THE GROUND FLOOR. THIS GROUND FLOOR BEDROOM IS OF A GENEROUS SIZE AND WOULD BE IDEAL FOR AN OFFICE SPACE. THE LOUNGE, FORMAL DINING ROOM, AND GARDEN ROOM PROVIDE AMPLE LIVING SPACE, WHILE ON THE FIRST FLOOR, THERE ARE THREE FURTHER BEDROOMS AND A FOUR-PIECE HOUSE BATHROOM.

The property is within the catchment area for Heckmondwike Grammar School and within walking distance of Norristhorpe Junior School. Additionally, the property is approximately within 300 meters of country walks and farmland, including the well-known Ponderosa Zoo. It is also closely situated to the Spen Valley Greenway, which provides access to both Bradford and Wakefield and travels along the canal. Within a close walking distance of the property is a cosy public house with far-reaching views across the valley.

### HALLWAY

The hallway provides access to the kitchen, lounge, bedroom four and cloakroom.

### KITCHEN

11' 0" x 9' 0" (3.35m x 2.74m) approx.

Fitted with a range of fitted appliances the kitchen is fitted with classic wall and base cupboards and is of open plan nature to the formal dining room.

### DINING ROOM

12' 1" x 10' 0" (3.68m x 3.05m) approx.

A formal dining room that comfortably holds a 6/8 seater



suite therefore perfect for family dining or more formal dinner parties, there are double doors opening to the lounge and doors also offering access to the garden room.

### GARDEN ROOM

19' 0" x 13' 0" (reducing to 7' 0") (5.79m x 3.96m) approx.

A beautiful addition to this family home the garden room is drenched with natural light offering an inviting and relaxing space to sit and enjoy views of the garden. Double doors open to the garden.

### LOUNGE

16' 0" x 11' 0" (4.88m x 3.35m) approx.

Beautifully presented the lounge has a wonderful feature fireplace that houses the living flame fire that provides a cosy ambience on chilly evenings. The large window provides natural light and far reaching views.

### LANDING

Having doors opening to three double bedrooms.

### BEDROOMS

The master suite is a generous size having ample space for free standing furniture as well as boasting fitted wardrobes and dressing area there is a door opening to the ensuite shower room which comprises walk in shower, low level WC and wash hand basin sitting on a vanity unit ideal for keeping toiletries out of sight. The two further bedrooms are both double and enjoy far reaching views. On the ground floor is a good size single bedroom.

### GARDEN

To the front is a lawned garden fringed by mature shrubs. A driveway runs to the side of the property and leads to a detached brick garage large enough to house a car with an up and over door, power, lighting and plumbing for a washer.







## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	