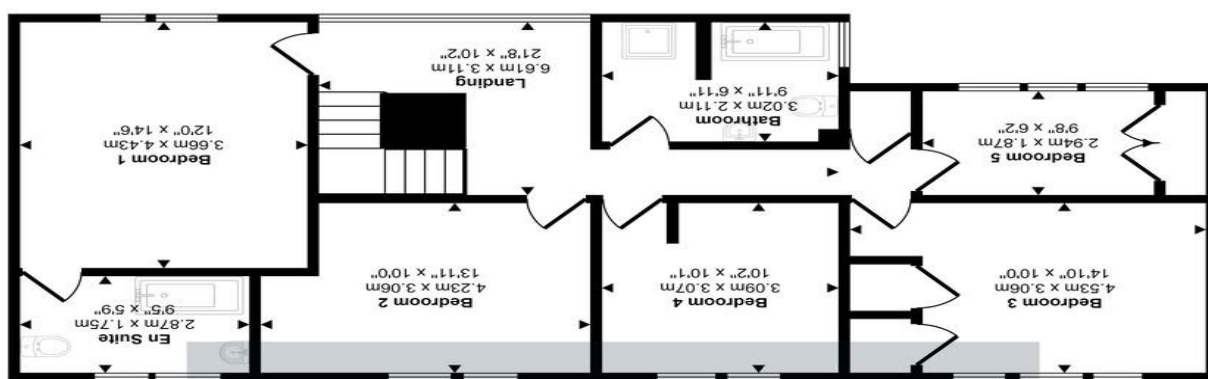


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Approx 90 sq m / 966 sq ft



Approx 96 sq m / 1032 sq ft



Approx Gross Internal Area 186 sq m / 1998 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		68 D	78 C

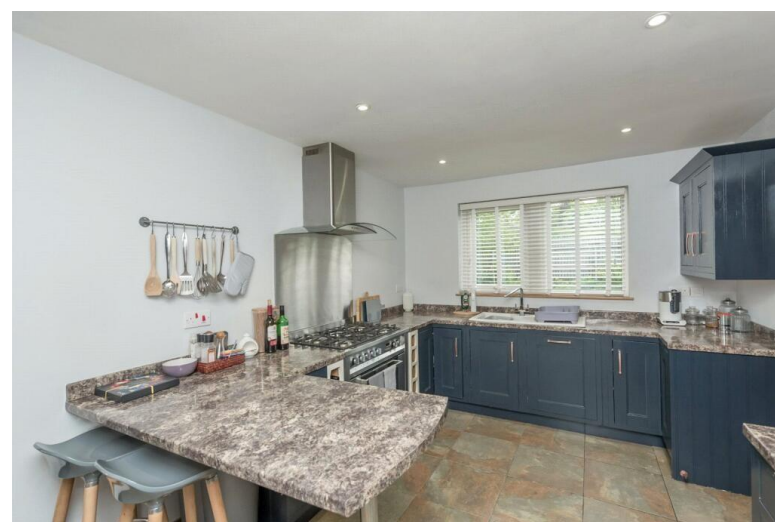
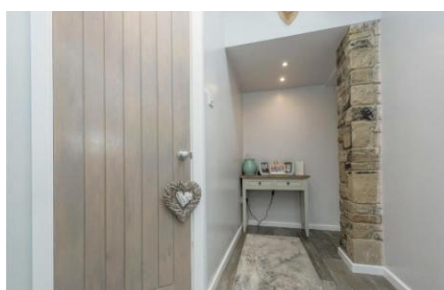


BARKERS
Select Collection



1A Roberttown Lane
Liversedge, WF15 7NR
Asking Price Of £550,000

- IMPRESSIVE BARN CONVERSION
- KITCHEN
- DINING ROOM
- LOUNGE
- STUDY
- FIVE BEDROOMS
- MASTER WITH EN-SUITE
- LANDSCAPED GARDENS
- GATED ENTRANCE
- GAS FIRED CENTRAL HEATING



Full Description

DESCRIPTION

We are delighted to offer to the market this spacious five bedroomed barn conversion with gated entrance uPVC double glazing and gas fired central heating. This spacious family home offers living accommodation on the ground floor: entrance hall, cloaks/WC, living room, kitchen, dining room, utility room, office/play room/study. To the first floor are five bedrooms, en-suite bathroom and walk in wardrobe to the master bedroom plus house bathroom. The property has a gated entrance with paved landscaped garden, to the rear of the property is a large enclosed lawned garden with raised flowerbeds, mature trees and shrubs, decked area ideal for outside entertaining.

ENTRANCE HALL

11' 7" x 10' 3" (3.53m x 3.12m)

Part glazed front door leading into the spacious entrance hall with full height windows, walk in storage, stairs leading to the first floor.

STORAGE ROOM

4' 5" x 8' 5" (1.35m x 2.57m)

Useful storage area

CLOAKS/WC

Fitted with pedestal hand wash basin and low flush WC.

DINING ROOM

12' 7" x 9' 7" (3.84m x 2.92m)

With sliding doors leading out into the rear garden.

LOUNGE

11' 5" x 20' 6" (3.48m x 6.25m)

Dual aspect room.

KITCHEN/DINER

9' 7" x 13' 4" (2.92m x 4.06m)

Open plan kitchen leading into the dining room. Fitted with wall and base units, complementary work surfaces, inset one and half bowl sink with mixer tap, electric oven with gas hob and extractor over, built in dishwasher, space for large fridge/freezer, breakfast bar, tiled flooring, ceiling spot lights.

UTILITY ROOM

13' 4" x 5' 10" (4.06m x 1.78m)

Fitted with wall and base units, complementary work surfaces, Belfast sink with mixer tap, plumbing for automatic washing machine, vent for dryer, ceiling spotlights.

OFFICE/PLAYROOM/STUDY

15' 1" x 10' 1" (4.6m x 3.07m)

Spacious room to the rear of the property.

LANDING

21' 8" x 10' 2" (6.6m x 3.1m)

Stairs leading to the first floor galleried landing featuring full height windows overlooking the front garden. Doors leading off into five bedrooms, house bathroom.

MASTER BEDROOM

12' 0" x 14' 6" (3.66m x 4.42m)

Double bedroom with en-suite bathroom.

EN-SUITE BATHROOM

9' 5" x 5' 9" (2.87m x 1.75m)

Fitted with low flush WC, pedestal hand wash basin, shower cubicle.



BEDROOM TWO

13' 11" x 10' 0" (4.24m x 3.05m)

Double bedroom with walk-in-wardrobe.

BEDROOM THREE

14' 10" x 10' 0" (4.52m x 3.05m)

Double bedroom.

BEDROOM FOUR

10' 2" x 10' 1" (3.1m x 3.07m)

Double bedroom.

BEDROOM FIVE

9' 8" x 6' 2" (2.95m x 1.88m)

Single bedroom with walk-in-wardrobe.

HOUSE BATHROOM

9' 11" x 6' 11" (3.02m x 2.11m)

Fitted with four piece modern suite comprising low flush WC, pedestal hand wash basin, panelled bath, shower cubicle.

EXTERIOR

Gated entrance leading to a driveway, paved landscaped garden with shrubs and mature trees. To the rear of the property is a lawed garden with raised flower beds, mature trees, decked area ideal for outside entertaining.

DIRECTIONS

From our Birkenshaw Office head south east on Old Lane towards Royd Walk then turn right onto Whitehall Road (A58) at Birkenshaw roundabout take the first exit onto Bradford Road/A651 then turn right onto Leeds Road/A62 then turn right onto Roberttown Lane where the property will be identified by our For Sale board.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: F

