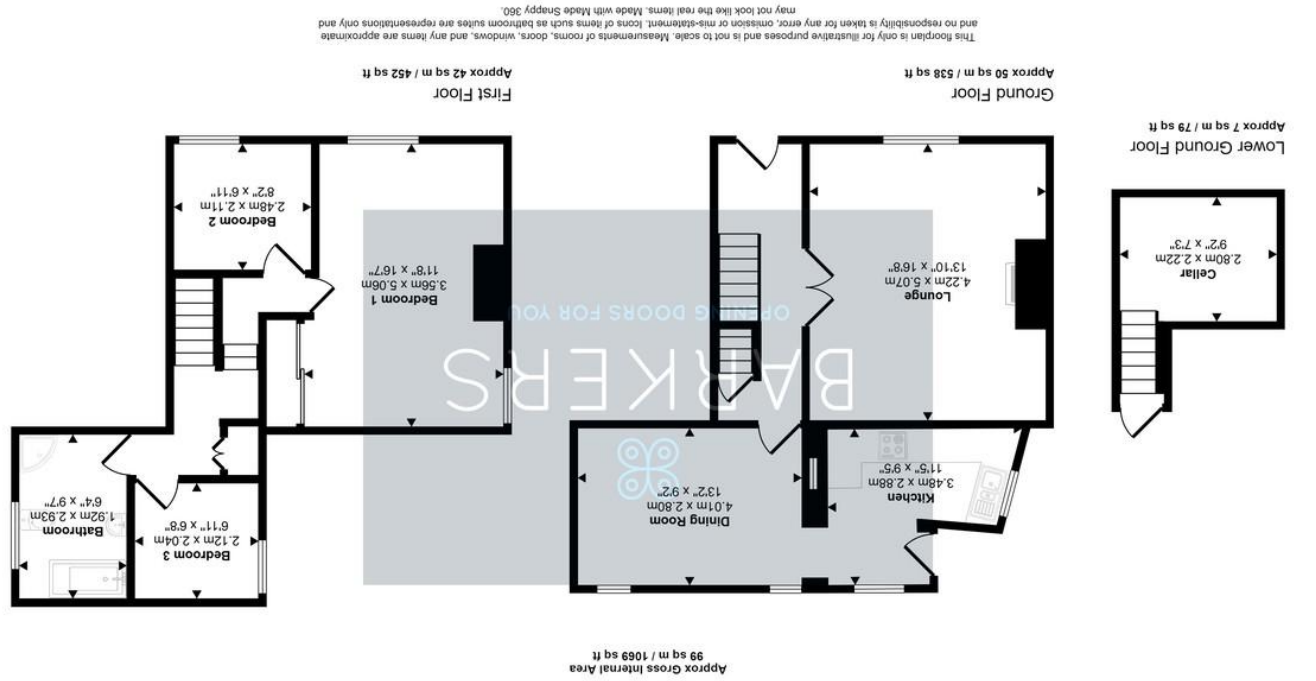


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

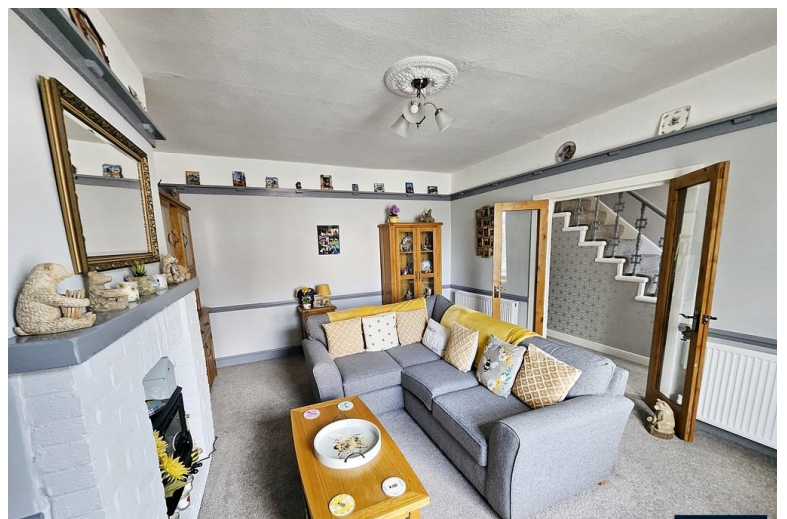
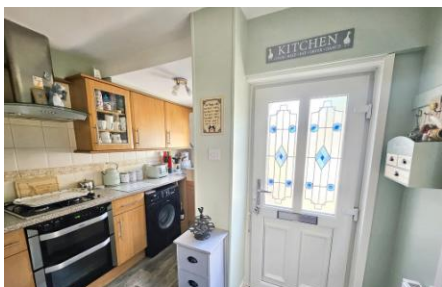
84 B
52 E



BARKERS
OPENING DOORS FOR YOU

606 Halifax Road
Liversedge, WF15 8HU
Asking Price Of £220,000

- SEMI-DETACHED PROPERTY
- KITCHEN
- LOUNGE
- DINING ROOM
- THREE BEDROOMS
- HOUSE BATHROOM
- GAS FIRED CENTRAL HEATING
- FULL RE-WIRE
- GATED DRIVEWAY
- LARGE GARDENS



Full Description

DESCRIPTION

Only by internal inspection can one truly appreciate this three bedroomed semi-detached property with uPVC double glazing and gas fired central heating. The property has access to local amenities, M62 motorway network and local schools. The accommodation comprises: entrance hall, lounge, kitchen, dining room, cellar, three bedrooms, house bathroom. To the side of the property is a large gated driveway with ample parking for several vehicles with an artificial grassed area, paved patio area ideal for outside entertaining, outbuildings and summer house.

ENTRANCE HALL

Upvc part glazed front door leading into the entrance hall with French doors leading into the lounge, stairs for first floor landing, door leading into dining room, door leading to the cellar.

LOUNGE

13' 10" x 16' 8" (4.22m x 5.08m)

Featuring a brick fireplace, ceiling rose and picture rail.

DINING ROOM

13' 2" x 9' 2" (4.01m x 2.79m)

Featuring a gas fired fireplace (capped off), ceiling spotlights, door leading into the kitchen.

KITCHEN

11' 5" x 9' 5" (3.48m x 2.87m)

Fitted with wall and base units with complementary work surfaces, inset steel sink with mixer tap, splash back tiling, electric double oven, gas hob with chimney extractor over, space for fridge/freezer, plumbing for automatic washing machine, vinyl flooring, part glazed door leading out to the rear elevation.

LANDING

Stairs leading to the first floor landing with built in storage cupboard housing the boiler, loft access, doors leading into three bedrooms and house bathroom.

BEDROOM ONE

11' 8" x 16' 7" (3.56m x 5.05m)

Spacious double bedroom with fitted wardrobes with sliding doors.

BEDROOM TWO

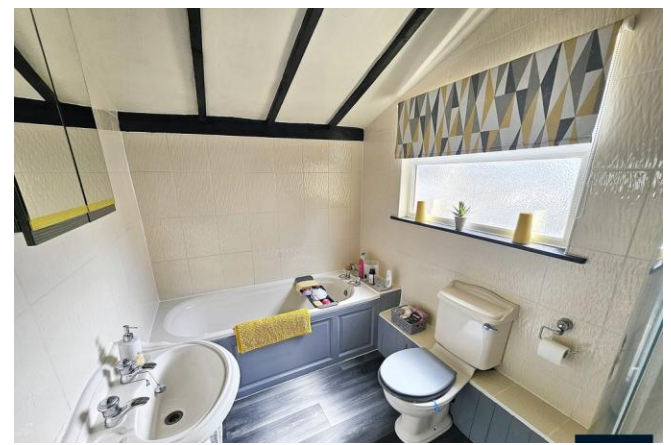
8' 2" x 6' 11" (2.49m x 2.11m)

Double bedroom.

BEDROOM THREE

6' 11" x 6' 8" (2.11m x 2.03m)

Single bedroom to the rear of the property.



HOUSE BATHROOM

6' 4" x 9' 7" (1.93m x 2.92m)

Fitted with four piece suite comprising low flush WC, pedestal hand wash basin, panelled bath, corner shower cubicle, tiled walls, vinyl flooring, beams.

EXTERIOR

To the side of the property is a large gated driveway with ample parking for several vehicles, with artificial lawned area with slate chipped borders, paved patio area ideal for outside entertaining, outbuildings, summer house.

DIRECTIONS

From our Birkenshaw office head south east on Old Lane towards Royds Walk then turn right onto Whitehall Road/A58 at Birkenshaw roundabout take the first exit onto Bradford Road/651 then take sharp right onto Spen Lane the left onto Hightown Road then right onto Halifax Road where the property will be identified by our For Sale board.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: B

