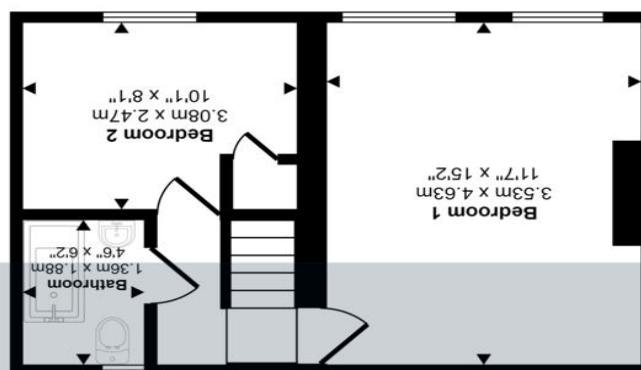


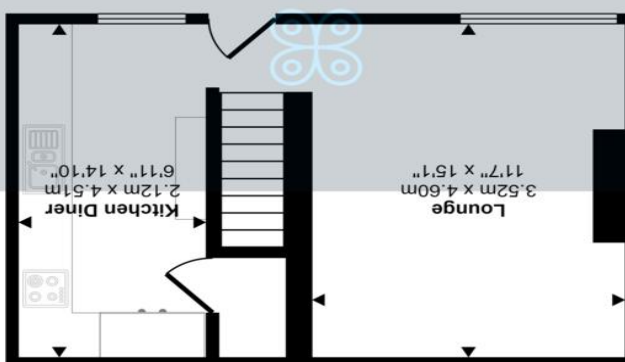


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Approx 32 sq m / 342 sq ft



Approx 31 sq m / 335 sq ft



Approx Gross Internal Area 63 sq m / 677 sq ft



## 58 Leeds Road

Liversedge, WF15 6HX

Offers In Excess of £165,000

- STUNNING CONVERTED PROPERTY
- IDYLIC COURTYARD STYLE SETTING
- KITCHEN/DINER
- LOUNGE
- TWO BEDROOMS
- HOUSE BATHROOM
- GREAT LOCATION
- ALLOCATED PARKING



## Full Description

### DESCRIPTION

Only by internal inspection can one truly appreciate this two bedroomed double fronted period style end town house property with NO ONWARD CHAIN, set in an idyllic courtyard location off Leeds Road conveniently situated for access to local amenities, the M62 motorway network and local schools including Heckmondwike Grammar School. Would prove suitable for professional couples and families alike. The property comprises of a spacious lounge, dining kitchen, two spacious double sized bedrooms, house bathroom. Externally there is allocated parking.

### ENTRANCE

Composite part glazed front door leading into the entrance hall with stairs leading to the first floor, archway leading into the lounge and kitchen.

### LOUNGE

11' 7" x 15' 1" (3.53m x 4.6m)  
With wood effect flooring.

### KITCHEN/DINER

6' 11" x 14' 10" (2.11m x 4.52m)  
Fitted with modern wall and base units with complementary work surfaces, inset one and half bowl sink with mixer tap, gas hob, electric double oven with chimney extractor over, integrated washing machine, dishwasher and fridge/freezer, breakfast bar, wood effect flooring, storage cupboard.

### LANDING

Stairs leading to the first floor with doors leading off into two double bedrooms and house bathroom.

### BEDROOM ONE

11' 7" x 15' 2" (3.53m x 4.62m)  
Spacious double bedroom.

### BEDROOM TWO

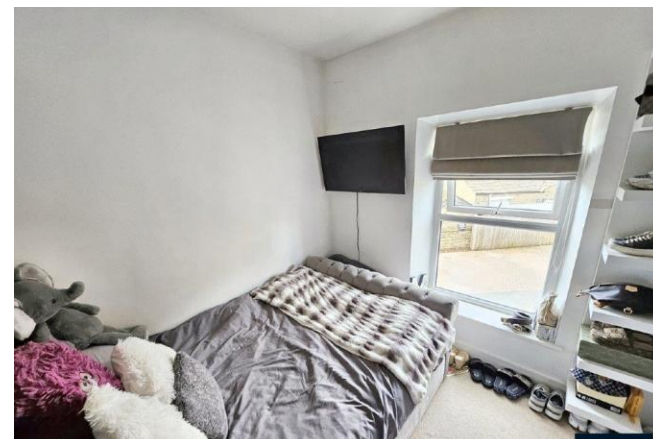
10' 1" x 8' 1" (3.07m x 2.46m)  
Double bedroom.

### HOUSE BATHROOM

4' 6" x 6' 2" (1.37m x 1.88m)  
Fitted with three piece modern white suite comprising low flush WC, pedestal hand wash basin, panelled bath with mixer tap, shower over and glass screen, chrome towel rail, part tiled walls, tiled flooring.

### EXTERIOR

To the front of the property is allocated parking for two vehicles.



### DIRECTIONS

From our Birkenshaw office head south-east on Old Lane towards Royds Walk then turn right onto Whitehall Road/A58 then take the first exit onto Bradford Road then turn right onto Leeds Road where the property will be identified on the left.

### ADDITIONAL INFORMATION

Tenure: Freehold  
Council Tax Band: B

