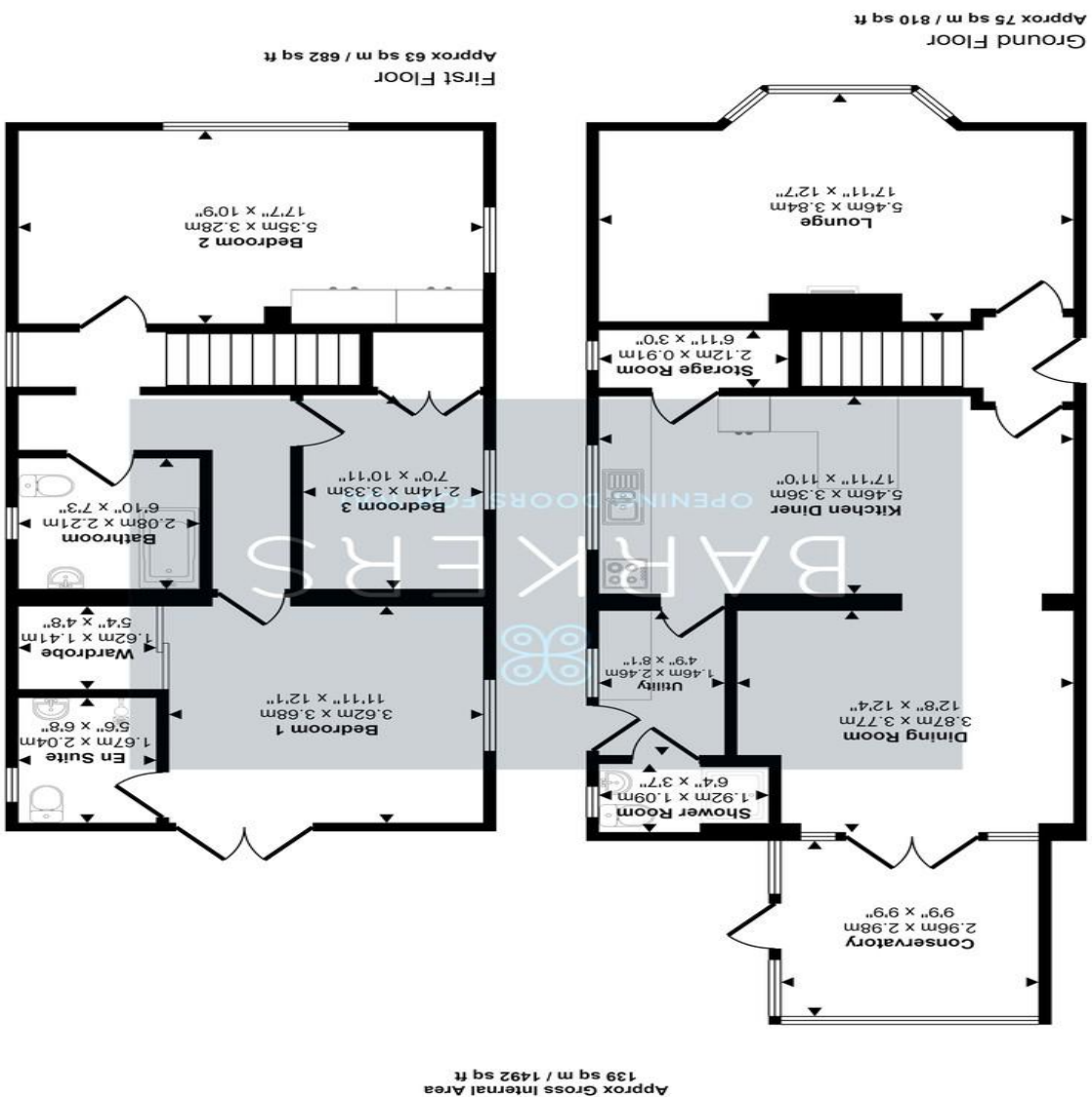


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		63 D	
			83 B



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.



BARKERS  
Select Collection



486 Halifax Road  
Liversedge, WF15 8DX  
Asking Price Of £360,000

- EXTENDED DETACHED PROPERTY
- KITCHEN
- LOUNGE
- DINING ROOM
- CONSERVATORY
- THREE BEDROOMS
- EN-SUITE
- HOUSE BATHROOM
- PRIVATE PARKING
- ENCLOSED REAR GARDEN





# Full Description

## DESCRIPTION

We are pleased to offer to the market this extended three bedroomed detached property in this sought after area with uPVC double glazing and gas fired central heating with access to local amenities, M62 motorway network and local schools. The accommodation comprises: entrance hall, lounge, kitchen, pantry, utility room, downstairs WC, dining room, conservatory, three bedrooms, house bathroom and an en-suite. To the front of the property there is private parking whilst to the rear of the property there is a small enclosed garden with artificial grass, borders and shrubs and a garden shed.

## ENTRANCE HALL

A part glazed stable front door leading into the entrance hall with doors leading off into the lounge and kitchen/diner, stairs leading to the first floor landing.

## LOUNGE

17' 11" x 12' 7" (5.46m x 3.84m)

Featuring a gas fire with log burner effect, spacious room with bay windows.

## KITCHEN/DINER

17' 11" x 11' 0" (5.46m x 3.35m)

Fitted with wall and base units with complementary work surfaces, part tiled walls, inset one and half bowl sink with mixer tap, feature breakfast bar, electric oven, gas hob with extractor over, integrated fridge/freezer, dishwasher, ceiling spotlights.

## STORAGE ROOM

6' 11" x 3' 0" (2.11m x 0.91m)

Door leading into the kitchen.

## UTILITY ROOM

4' 9" x 8' 1" (1.45m x 2.46m)

With space for washing machine, tumble dryer, door leading into the shower room and door leading out into the rear garden

## SHOWER ROOM

6' 4" x 3' 7" (1.93m x 1.09m)

Fitted with three piece suite comprising low flush WC, pedestal hand wash basin, shower, door leading into utility room.

## DINING ROOM

12' 8" x 12' 4" (3.86m x 3.76m)

Open plan from the kitchen, doors leading into the conservatory.

## CONSERVATORY

9' 9" x 9' 9" (2.97m x 2.97m)

With door leading out into the rear garden.

## LANDING

Stairs leading to the first floor landing with doors leading off into three bedrooms and house bathroom.

## MASTER BEDROOM

11' 11" x 12' 1" (3.63m x 3.68m)

Double bedroom with fitted wardrobes, patio doors looking over the rear garden, door leading into en-suite bathroom.

## EN-SUITE SHOWER ROOM

5' 6" x 6' 8" (1.68m x 2.03m)

Fitted with three piece suite comprising low flush WC, pedestal hand wash basin, shower cubicle.



## BEDROOM TWO

17' 7" x 10' 9" (5.36m x 3.28m)

Double bedroom to the front of the property.

## BEDROOM THREE

7' 0" x 10' 11" (2.13m x 3.33m)

Large single bedroom.

## HOUSE BATHROOM

6' 10" x 7' 3" (2.08m x 2.21m)

Fitted with three piece suite comprising low flush WC, inset hand wash basin with vanity unit, panelled bath with rainwater shower over.

## EXTERIOR

To the front of the property there is private parking whilst to the rear of the property is a private enclosed garden with planted borders, shrubs and artificial grass. Garden shed.

## DIRECTIONS

From our Birkenshaw office head south east on Old Lane towards Royds Walk then turn right onto Whitehall Road/A58 then left onto Hunsworth Lane then left onto Bradford Road then right onto Parkside then left onto Hightown Road then left onto Halifax Road where the property will be identified.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C

