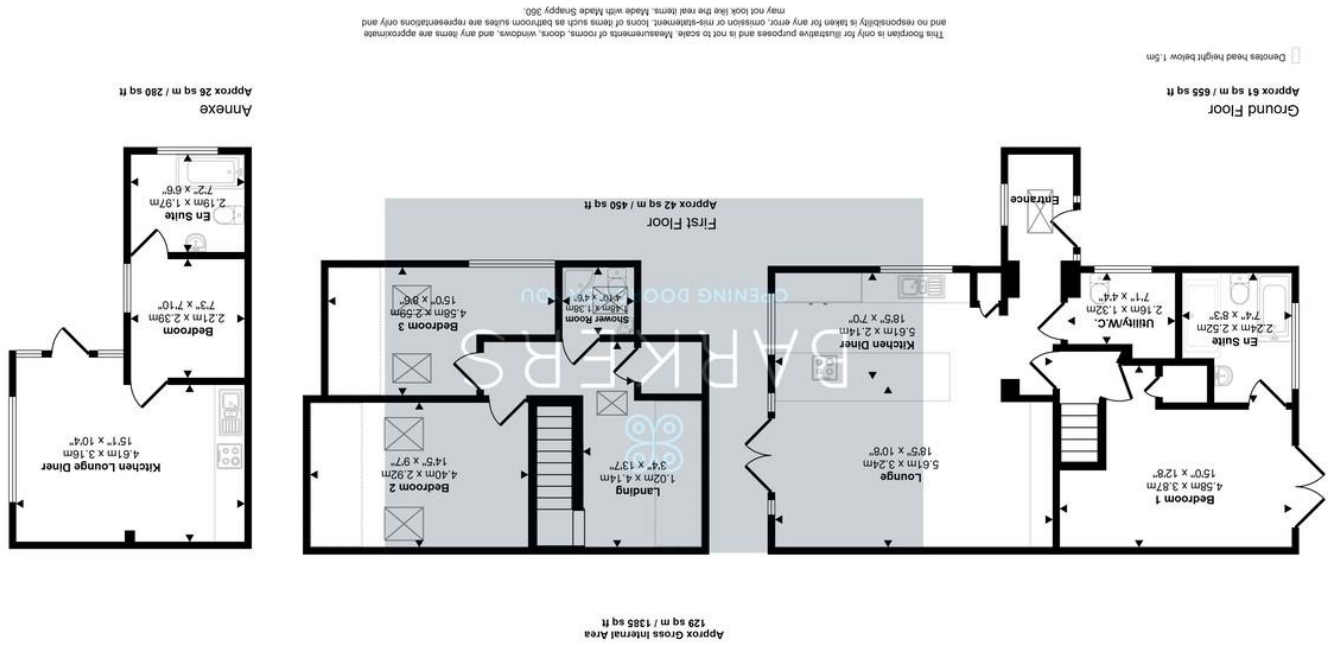


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



1 Lincoln Grove  
Liversedge, WF15 7NE  
Asking Price Of £359,950

- BEAUTIFULLY PRESENTED SEMI DETACHED
  - SELF CONTAINED ANNEX
  - ENCLOSED GARDENS & PRIVATE PARKING
  - LOUNGE/MODERN KITCHEN
  - UTILITY ROOM/W.C.
  - GROUND FLOOR BEDROOM WITH EN-SUITE
  - TWO FIRST FLOOR DOUBLE BEDROOMS
  - SHOWER ROOM
  - ANNEX WITH LOUNGE, KITCHEN, BEDROOM & BATHROOM





Full Description

Rare to the market is this exceptional and beautifully presented three bedroomed semi detached family home featuring a fully detached self contained annex ideal for multi-generational living, guest accommodation or those who work from home. Ideally situated within easy reach of local schools, amenities, bus routes and just a short drive to the M62 motorway network making it ideal for commuters. The property has been finished to a high standard with quality fixtures and fittings throughout and benefits from uPVC double glazing and gas central heating. The accommodation comprises: Entrance hall, lounge open to the modern kitchen, utility/W.C., ground floor double bedroom with en-suite facilitates, two first floor double bedrooms and shower room. Externally there is private parking, gardens to three sides and a self contained annex with lounge, kitchen area, double bedroom and bathroom.

**ENTRANCE HALL**  
An external composite door leads into the entrance hall which has herringbone style flooring and a modern vertical radiator.

**LOUNGE/KITCHEN**  
18' 5" x 10' 8" (5.61m x 3.25m)  
The herringbone-style flooring flows seamlessly through this stunning open-plan space, which is filled with natural light and offers a perfect blend of living, dining, and kitchen areas.

The contemporary kitchen measures 18'5" x 7'0" and is beautifully appointed with a range of high-quality wall and base units, complemented by sleek quartz work surfaces and an inset 1.5 bowl sink with a mixer tap. A stylish feature island provides additional storage, seating and houses an induction hob with a built-in downdraught extractor. Integrated appliances include a fridge/freezer, dishwasher, and two electric ovens offering both convenience and functionality in this well-designed space. A useful built-in storage pantry provides further storage.

**UTILITY/W.C.**  
7' 1" x 4' 4" (2.16m x 1.32m)  
Fitted with a W.C. with an inset basin and has plumbing for a washing machine and space for a tumble dryer.

**INNER HALL**  
A staircase leads to the first floor landing and a door leads into the ground floor double bedroom.

**BEDROOM ONE**  
15' 0" x 12' 8" (4.57m x 3.86m)  
Double room with a vertical radiator, built-in storage cupboard providing plentiful storage and French doors lead out to the garden. A door leads into the luxury en-suite bathroom.

**LUXURY EN-SUITE BATHROOM**  
8' 3" x 7' 4" (2.51m x 2.24m)  
Fitted with a luxurious four piece white suite comprising of a walk-in double shower enclosure, double ended bath, W.C. and wash basin inset into a stylish vanity unit with feature splash back. The bathroom is finished with vinyl flooring, inset spotlights to the ceiling and complementary acrylic panelled walls creating a sleek and contemporary space.

**FIRST FLOOR LANDING**  
This spacious landing offers an abundance of under eaves storage, has two velux windows, vertical radiator, inset spotlights to the ceiling and doors lead to two further double bedrooms and the shower room.

**BEDROOM TWO**  
14' 5" x 9' 7" (4.39m x 2.92m)  
Double room with two velux windows and a vertical radiator.

**BEDROOM THREE**  
15' 0" x 8' 6" (4.57m x 2.59m)  
Double room with two velux windows and a vertical radiator.

**SHOWER ROOM**  
4' 10" x 4' 6" (1.47m x 1.37m)  
Fitted with a three piece suite which comprises of a corner shower cubicle, wash basin and W.C. Tiled walls and flooring and a velux window.



**SELF CONTAINED ANNEX**  
This detached self contained annex is ideal for multi-generational living, guest accommodation or those who work from home and benefits from uPVC double glazing and modern fixtures and fittings.

**LOUNGE/KITCHEN AREA**  
15' 1" x 10' 4" (4.6m x 3.15m)  
An external door leads into the lounge area which is open to the modern kitchen.

The kitchen area is fitted with a range of modern wall and base units with complementary work surfaces, matching upstands and an inset stainless steel sink with a mixer tap. Electric oven, ceramic hob and space for an under counter fridge. A door leads into the double bedroom.

**BEDROOM**  
7' 10" x 7' 3" (2.39m x 2.21m)  
Double room with a door leading to the en-suite bathroom.

**BATHROOM**  
7' 2" x 6' 6" (2.18m x 1.98m)  
Fitted with a three piece white suite which comprises of a bath with an electric shower over, W.C. and a wash basin. Tiled walls and vinyl flooring.

**EXTERIOR**  
A driveway to the side elevation provides private parking for two vehicles. There are gardens to three sides which are fully enclosed and comprise of a lawned area, paved and gravelled areas, large garden shed and mature hedging.

**ADDITIONAL INFORMATION**  
Council tax band - C  
Tenure - Freehold

