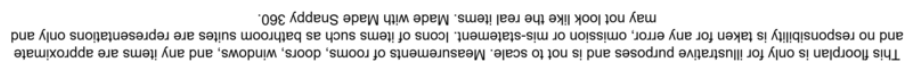


www.barkersestateagents.co.uk
0113 2879344
enquiries@barkersestateagents.co.uk



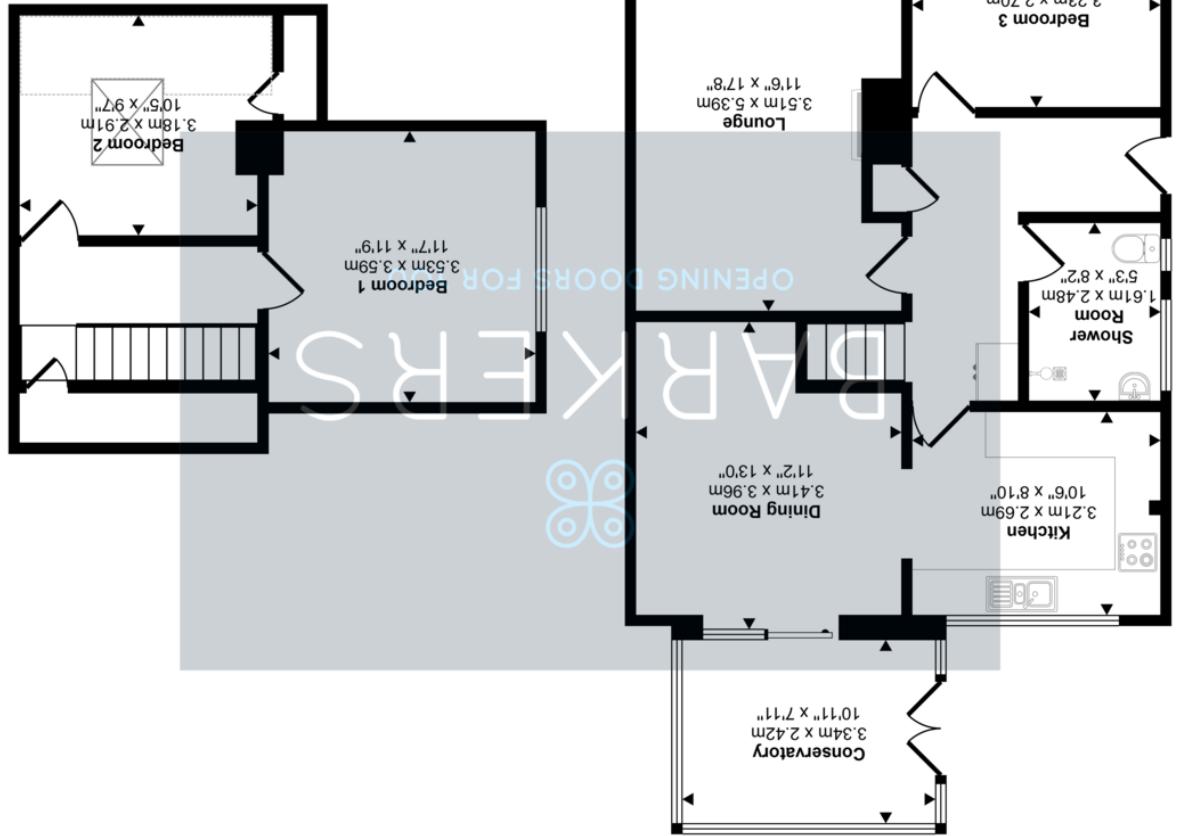
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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



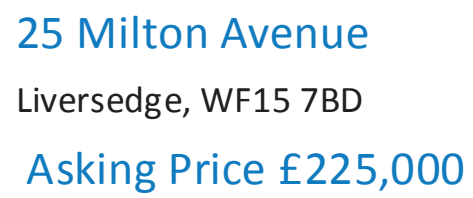
 Denotes head height below 1.5m

Ground Floor
Approx 74 sq m / 796 sq ft

First Floor
Approx 32 sq m / 348 sq ft



BARKERS
OPENING DOORS FOR YOU

 DRIVEWAY DETACHED GARAGE NO CHAIN GARDENS FRONT & REAR

Full Description

DESCRIPTION

Offered with No Chain, Barkers are pleased to offer For Sale this three bedroom semi detached chalet style property, located in the popular area of Liversedge and being close to all local amenities in the area and good transport links. The property benefits from a conservatory, gardens front and rear, driveway and garage. The accommodation briefly comprises; entrance hall, shower room, lounge, kitchen, dining room, three bedrooms and conservatory. Outside there are gardens front and rear, with a driveway providing ample parking, leading to a detached garage.

ENTRANCE HALL

Laminate flooring. Built in storage.

LOUNGE

11' 6" x 17' 8" (3.51m x 5.39m)

Spacious light and airy room featuring a stone fireplace and gas fire. Picture rail.

KITCHEN

10' 6" x 8' 9" (3.21m x 2.69m)

Featuring a range of wall and base units with complementary worktops, inset electric oven and electric hob with extractor hood over, space for washing machine, space for fridge freezer, one and half bowl stainless steel sink with mixer tap. Archway leads to dining room. Laminate tile effect flooring.

DINING ROOM

11' 2" x 12' 11" (3.41m x 3.96m)

With laminate flooring. Leads to conservatory.

CONSERVATORY

10' 11" x 7' 11" (3.34m x 2.42m)

With patio doors leading to the rear garden.

BEDROOM THREE

11' 6" x 11' 9" (3.53m x 3.59m)

Double bedroom with laminate flooring.

SHOWER ROOM

5' 3" x 8' 1" (1.61m x 2.48m)

Wet room with shower, wash hand basin and WC. Fully tiled walls and vinyl flooring.

STAIRS TO LANDING

Leads to eaves storage and doors to two bedrooms.

BEDROOM TWO

10' 5" x 9' 6" (3.18m x 2.91m)

Double bedroom with eaves storage. Laminate flooring. Velux window.

BEDROOM ONE

11' 6" x 11' 9" (3.53m x 3.59m)

Master double bedroom. Laminate flooring.



OUTSIDE

To the front of the property there is a garden featuring shrubs and bushes, with a driveway to the side providing ample parking. The drive leads to a detached garage. The rear garden features a paved patio area and lawned area with bushes/hedges.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C

DIRECTIONS

From our Birkenshaw office turn right onto A58 / Whitehall Road East and proceed for approx. 0.4 miles. At the roundabout, take the 1st exit for A651 / Bradford Road and continue for approx. 2.3 mile. Turn right onto A62 / Leeds Road for approx. 0.5 mile and then turn left onto A638 / Bradford Road. Proceed and then turn right onto Wormald Street and then turn left onto Cornmill Lane and then turn right onto Milton Road. Proceed and then turn right onto Milton Avenue.

