



Popeley Grange, Liversedge

£359,995

*** CALL SUGDENS TO BE THE FIRST TO VIEW ****Part Exchange available' subject to T&C's against this house ***

* STUNNING DETACHED * FOUR BEDROOMS * TWO RECEPTION ROOMS * CUL-DE-SAC *
* TWO BATH/SHOWER ROOMS * CLOSE TO AMENITIES * GARDEN * DRIVE * GARAGE *

This stunning property is enviably located on this popular and sought after residential cul-de-sac.

Offering a high specification throughout, the property provides a 'ready to move into' family home.

Ideally located in the popular residential area of Liversedge, handily placed for amenities, shops, bus routes and Heckmondwike Grammar School.

Boasting gas central heating, upvc double glazing, underfloor heating and alarm system.

The accommodation briefly comprises reception hall, cloakroom/wc, lounge, family living/kitchen and utility room. To the first floor there are four bedrooms - master having en-suite shower room, together with house bathroom.

To the outside there is ample parking which leads to a single garage, enclosed garden to the rear, with lawn, patio and decking area.

Viewing is an absolute must!!!





Entrance

With tiled floor.

Cloakroom/WC

Modern two piece suite comprising low suite wc, pedestal wash basin, towel radiator, tiled walls and floor.

Lounge

21' x 11'9" (6.40m x 3.58m)

With oak flooring, double glazed French doors to rear.

Family Living Kitchen

20'11" x 11'6" (6.38m x 3.51m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, granite work surfaces, integral dishwasher, tiled splashback and floor, oven, hob, extractor hood, double glazed window.

Sitting Room

With tiled floor, double glazed French doors to rear.

Utility

With wall and base units incorporating stainless steel sink unit, plumbing for auto washer.

First Floor Landing

With oak flooring, double glazed window.

Bedroom One

17' x 11'8" (5.18m x 3.56m)

Modern fitted wardrobes and drawers, oak flooring and radiator. En Suite Shower Room;

En Suite Shower Room

Modern three piece suite comprising double shower cubicle, low suite wc, vanity sink unit, tiled walls and floor, double glazed window and radiator.

House Bathroom

Modern three piece suite comprising panelled bath, low suite wc, vanity sink unit, towel radiator, double glazed window, tiled walls and floor.

Bedroom Two

11'9" x 8'6" (3.58m x 2.59m)

With modern sliding door wardrobes, radiator, double glazed window and oak flooring.

Bedroom Three

10'3" x 9'9" (3.12m x 2.97m)

With modern sliding door wardrobes, radiator, double glazed window and oak flooring.





Bedroom Four

9'7" x 8'3" (2.92m x 2.51m)

With built in wardrobes, radiator, double glazed window and oak flooring.

Exterior

To the outside there is a lawned and decked gardens to the rear with patio, driveway and a garage.

Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, continue to follow A638 for 1.6 miles, turn left onto Leeds Rd/A62, right onto Popeley Grange and the property will shortly be seen displayed via our For Sale board.

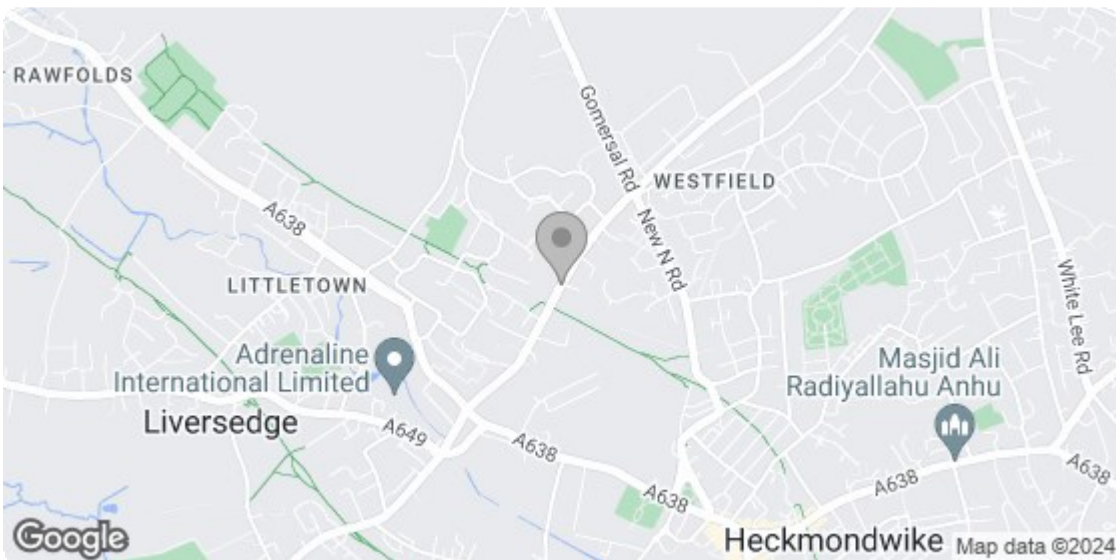
TENURE

FREEHOLD

Council Tax Band

E





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk

website www.sugdensesstates.co.uk



Sugdén Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

