



## Halifax Road, Liversedge

**£375,000**

\* DETACHED \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* CONSERVATORY \*  
\* POTENTIAL TO EXTEND (stpp) \* GARDEN \* DRIVEWAY \* GARAGE \*

This charming three bedroom detached property offers a comfortable and spacious living space.

The property features two reception rooms, providing ample space for relaxation and entertaining guests.

The addition of a conservatory adds a touch of elegance and serves as a versatile space for enjoying natural light throughout the year.

Benefits from the potential to extend (subject to planning permission).

A driveway provides convenient off-street parking, leading to a garage for secure storage. The well-maintained garden offers a tranquil outdoor retreat, perfect for enjoying the fresh air and hosting outdoor activities.





### Entrance Porch

### Hall

With radiator.

### WC

Modern two piece suite comprising low suite wc, vanity sink unit, double glazed window.

### Lounge

13'5" x 12' (4.09m x 3.66m)

With a living flame gas fire in fireplace surround, radiator, double glazed window.

### Sitting Room

14'4" x 12'4" (4.37m x 3.76m)

With living flame gas fire in fireplace surround, radiator and French doors.

### Conservatory

11'4" x 9'7" (3.45m x 2.92m)

With electric heater, double glazed window.

### Kitchen

10'11" x 9'11" (3.33m x 3.02m)

With a range of fitted wall and base units incorporating stainless steel sink unit, oven, hob and extractor fan, integral fridge/freezer, dishwasher and double glazed window.

### Utility

With plumbing for auto washer, double glazed window.

### First Floor

With a stained glass window.

### Bedroom One

14'5" x 13'3" (4.39m x 4.04m)

With fitted wardrobes, radiator and double glazed window.

### Bedroom Two

11'11" x 10'9" (3.63m x 3.28m)

With fitted wardrobes, radiator and double glazed window enjoying far reaching views.

### Bedroom Three

7'8" x 6'11" (2.34m x 2.11m)

With built in wardrobe, radiator and double glazed window.





### **Bathroom**

Comprising panelled bath with shower over, vanity sink unit, radiator and double glazed window.

### **Separate WC**

With low suite wc and double glazed window.

### **Exterior**

To the outside there is a well maintained lawned and patio garden with fruit trees, borders and shrubs. A driveway provides off-road parking leading to a single garage.

### **Directions**

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, continue to follow A638, turn right onto Parkside/A643, continue to follow A643, turn left onto Hightown Rd, right onto Halifax Rd/A649 and the property will 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			77
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			

**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](mailto:idle@sugdensesstates.co.uk)  
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)

website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)



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

