



## 10 Hall Park Avenue

, Liversedge, WF15 7EH

**£255,000**





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\*\*\*3 BEDROOM DETACHED\*\*\*IDEAL YOUNG FAMILY HOME\*\*\*LIVERSEEDGE\*\*\*

Offered with NO CHAIN is this EXTENDED family home located in the popular residential area of Norristhorpe, Liversedge. With good schools locally and also in the catchment area for the sought after HECKMONDWIKE GRAMMAR school. the accommodation comprises of; entrance lobby, lounge diner, kitchen, 3 x first floor bedrooms and house bathroom. driveway to the side which leads to an enclosed garden and single garage.

\*\*\*\*\*Contact YORKSHIRE RESIDENTIAL 01924 501333 to arrange a viewing\*\*\*\*\*

## Entrance Lobby

Staircase to first floor accommodation and radiator.

## Lounge Diner

25'11" x 11'8" max - reducing to 7'6" (7.92m x 3.58m max - reducing to 2.31m")

Coal effect gas fire with feature surround and 2 radiators.

## Kitchen

16'1" x 6'9" (4.90m" x 2.06m")

Modern fitted kitchen with integrated appliances, inset spot lighting and a large pantry cupboard. Single door access to the rear.

## Landing

Storage cupboard and access to loft space.

## Double Bedroom 1

12'4" to robes x 8'8" (3.76m" to robes x 2.64m")

Fitted wardrobes and radiator.

## Double Bedroom 2

11'4" x 8'8" (3.45m" x 2.64m")

Fitted wardrobes and radiator.

## Single Bedroom 3

13'5" x 6'8" (4.09m" x 2.03m")

Radiator.

## House Bathroom

6'1" x 5'9" (1.85m" x 1.75m")

3 piece suite which consists of a low flush wc, pedestal wash hand basin and panelled bath.

## Exterior

Paved driveway to the side and rear for ample off road parking. The rear being gated for privacy and also has a single garage.



## Road Map



## Hybrid Map



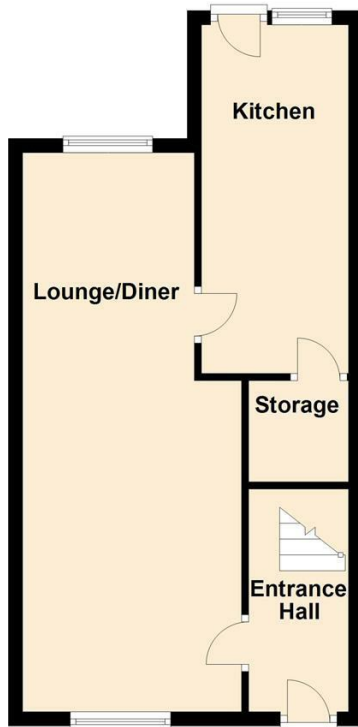
## Terrain Map



## Floor Plan

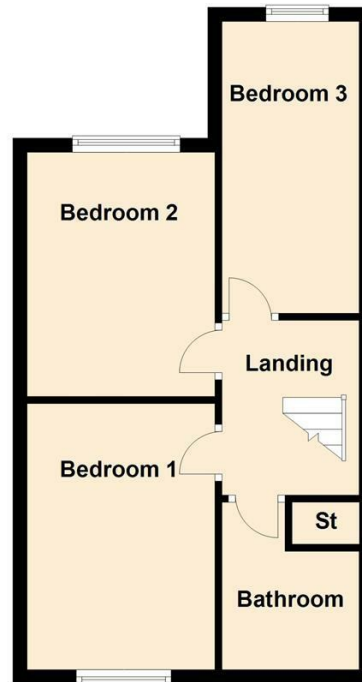
### Ground Floor

Approx. 40.0 sq. metres (431.1 sq. feet)



### First Floor

Approx. 38.9 sq. metres (418.2 sq. feet)

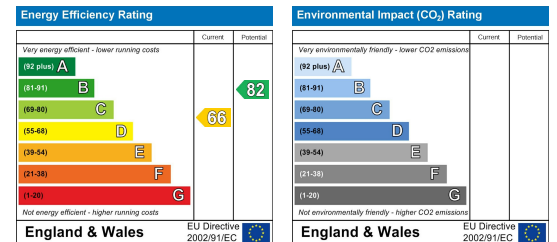


Total area: approx. 78.9 sq. metres (849.3 sq. feet)

## Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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