



## 35 Hare Park Avenue

, Liversedge, WF15 8DN

**£150,000**



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\*\*\*3 BEDROOM SEMI DETACHED\*\*\*CONVERTED ATTIC SPACE\*\*\*LIVERSEGE\*\*\*

Ideal family home is this 3 bedroom semi detached which benefits from a converted loft space (see pics). Accommodation which comprises of; entrance hallway, lounge, kitchen diner, 3 x first floor bedrooms, house bathroom and converted loft space. Gardens to the front and rear.

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

## Entrance Hall

Laminate wooden flooring and under stairs storage cupboard.

## Lounge

12'2" x 11'6" (3.71m x 3.51m)

Laminate wooden floor and radiator.

## Kitchen Diner

10'5" x 11'6" extending to 17'4" (3.18m x 3.51m extending to 5.28m)

A range of kitchen wall and base units with oven, hob, extractor fan and sink unit built in. Plumbing for automatic washing machine, radiator and access to the rear of the property.

## Landing

Built in storage cupboard, fixed stairs to attic space.

## Bathroom

7'5" x 7'5" (2.26m x 2.26m)

3 piece white suite which consists of a low flush wc and wash hand basin into vanity unit, P shaped shower bath with shower over and screen. Heated towel rail.

## Double Bedroom 1

12'4" x 9'4" (3.76m x 2.84m)

Built in wardrobes and radiator.

## Double Bedroom 2

8'8" x 9'4" (2.64m x 2.84m)

Built in wardrobes and radiator.

## Single Bedroom 3

9'3" x 7'6" (2.82m x 2.29m)

Storage cupboard and radiator.

## Attic Space

12' x 17'4" (3.66m x 5.28m)

Storage into the eaves, 2 x Velux windows and radiator.

## Exterior

Lawned garden to the front and the rear being an enclosed patio area.



## Road Map



## Hybrid Map



## Terrain Map

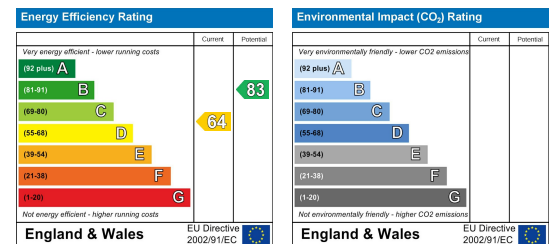


## Floor Plan

## 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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