



Hall Close, Liversedge WF15 7DR

welcome to

Hall Close, Liversedge

WANT A GARDEN BIG ENOUGH WHERE ALL THE CHILDREN AND PETS CAN PLAY IN AND STILL HAVE SPACE FOR YOU? THEN THIS IS THE ONE!

Guide Price £290,000 - £310,000 Situated in this ever desirable and sought after cul-de-sac just off Liversedge Hall Lane.



Entrance Hallway

Composite door to front, double glazed window to front and gas central heating radiator. Laminate flooring, telephone point and stairs to first floor accommodation. Doors to ground floor accommodation. Under stairs storage cupboard housing the boiler.

Living Area

15' x 11' 3" MAX (4.57m x 3.43m MAX)

Double glazed window to front, gas central heating radiator and coving to ceiling. Pebble effect fire with marble surround inlay and hearth. Telephone and TV points. Archway to dining area.

Dining Area

10' 9" x 9' (3.28m x 2.74m)

Double glazed patio door to conservatory, coving to ceiling and gas central heating radiator.

Kitchen

10' 8" x 8' 2" (3.25m x 2.49m)

Fitted kitchen with a range of wall and base units, complementary work surfaces and under unit lighting. Upvc splashbacks. Asterite 1 & 1/2 bowl sink drainer with mixer tap. Gas hob, double electric oven and wall mounted cooker hood. Plumbing for washing machine. Integrated fridge freezer, gas central heating radiator and laminate flooring. Built in storage cupboard, double glazed window to rear and timber door to side.

Conservatory

10' 3" x 8' 6" MAX (3.12m x 2.59m MAX)

Of upvc construction, double glazed windows to rear and sides. Double glazed French doors to garden and pitched roof.

First Floor Landing

Double glazed window to side, access to loft space and gas central heating radiator, Built in storage cupboard and doors to first floor accommodation.

Bedroom One

12' 8" x 10' 5" (3.86m x 3.17m)

Double glazed window to front, coving to ceiling and gas central heating radiator. TV point, fitted wardrobes, dressing table and drawers to one wall.

Bedroom Two

12' 9" x 8' 9" (3.89m x 2.67m)

Double glazed window to rear with far reaching views across Heckmondwike and beyond. Gas central heating radiator, vanity wash hand basin with mixer tap and storage below. Splashback tiling.

Bedroom Three

9' x 6' 9" (2.74m x 2.06m)

Double glazed window to front, gas central heating radiator and coving to ceiling.

Family Bathroom

Double glazed window to rear. P-shaped bath with mixer tap and wall mounted shower over. Wash hand basin with mixer tap. Chrome ladder style radiator, spotlights to ceiling and tiled walls and floor where visible.

Separate Wc

WC, double glazed window to rear and gas central heating radiator. Spotlights to ceiling, tiled walls and floor where visible.

Exterior

To the front of the property there is a lawned garden with established plant and shrub borders. Side access gate to the rear. Tarmac driveway providing off street parking for multiple vehicles leading to the attached garage, To the rear lawned garden is larger than average and being L-Shaped, enclosed and secluded with established plant, tree and shrub borders. Further large vegetable growing area to the rear. Outside water tap.

Attached Garage

27' 6" x 8' 6" (8.38m x 2.59m)

Benefiting from an up and over door. Power and light.



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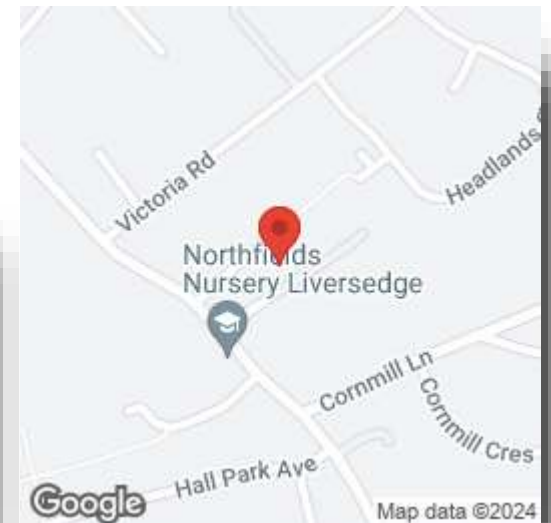
Hall Close, Liversedge

- Guide Price £290,000 - £310,000
- Three Bedroom Detached Property
- 15ft Lounge Area, 10ft Dining Area
- 10ft Conservatory, Driveway
- 27ft Garage, Large Rear Garden

Tenure: Freehold EPC Rating: D

guide price

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS116262 - 0003

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