

# Peter David

# Properties Ltd

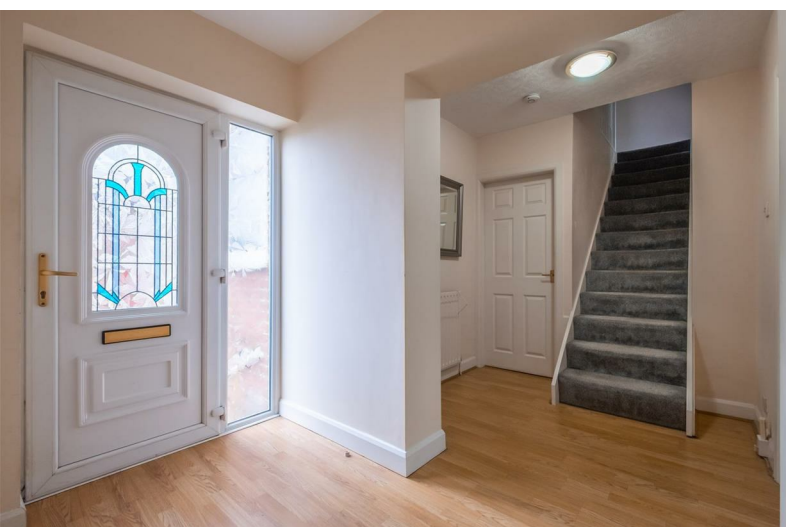
Residential Sales and Lettings



## 1 Ings Crescent

Liversedge, WF15 6BZ

£260,000



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Nestled in the desirable area of Ings Crescent, Liversedge, this charming semi-detached house offers an ideal family home with ample space and modern conveniences. The property boasts four well-proportioned bedrooms, making it perfect for a growing family. The master bedroom also features en suite facilities.

Upon entering, you will find two inviting reception rooms that offer versatility for both entertaining guests and enjoying quiet family time. The open kitchen diner is a highlight of the home, creating a warm and welcoming atmosphere for family meals and gatherings and it overlooks the rear garden.

Set on a generous corner plot, the property benefits from a driveway at the front and rear of the property that accommodates parking for multiple vehicles, along with a lovely garden that provides an outdoor space for children to play or for hosting summer barbecues. Additionally, a brick-built storage room presents an excellent opportunity to be transformed into a home office or gym, catering to the needs of modern living.

The location is particularly advantageous, with local amenities and schools just a stone's throw away, ensuring that everything you need is within easy reach. This delightful home combines comfort, space, and convenience, making it a must-see for anyone seeking a family-friendly property in Liversedge. Don't miss the chance to make this wonderful house your new home.

### Entrance Hallway

A spacious entrance hallway leading into the home with a uPVC front door, laminate flooring and a light and neutral magnolia colour scheme.

### W/C

With a hand basin and white tiled splashback, w/c, and tastefully presented in a subtle blue colour scheme.

### Cloak Room / Storage Cupboard

A spacious walk in storage cupboard next to the downstairs w/c which is ideal for storing coats and shoes. A ceiling light and laminate flooring add to the practicality.

### Living Room

A spacious living room with a bay window overlooking the front of the home. Tastefully decorated with a blue and grey colour scheme and with grey carpet, this room provides a perfect space in which to relax and unwind. Decorative coving and wall mounted lighting add points of interest and there is a feature gas fireplace mounted in the chimney breast.

### Second Reception Room

A second reception room provides a multifunctional space and could be utilised as a large home office, kids play room or even a downstairs bedroom. With a neutral magnolia finish and a window overlooking the front of the home.

### Kitchen Diner

An open kitchen diner with modern wall and base units which has been extended to incorporate the conservatory at the rear of the home. A fantastic entertaining space, the kitchen benefits from an integrated dishwasher, oven and hob, with space for a washing machine and oversized fridge freezer. With grey tiled flooring and a blue colour scheme, the kitchen is in keeping with the rest of the home. Understairs storage adds further practicality while the dining area overlooks the rear garden and has French doors opening out to the side of the home.

### Bedroom One

A spacious double bedroom overlooking the front of the home with a walk in wardrobe

### En-Suite

With a corner shower, sink and w/c. white tiled splashbacks and a contrasting purple colour scheme as well as a heated towel rail.

### Bedroom Two

A double bedroom overlooking the rear of the property with built in wardrobes.

### Bedroom Three

A double bedroom with a grey colour scheme overlooking the front of the home, currently used as a music room.

### Bedroom Four

A single bedroom with magnolia colour scheme.

### Bathroom

Fully tiled with a bathtub, over bath shower, sink, w/c and heated towel rail.

### Storage Building

At the end of the driveway with a uPVC door, ideal storage space with the potential to utilise as a home office or gym.

### External

Set in a generous corner plot, the property benefits from two driveways with one at the front and a second to the side. A lawn extends to the side of the home and a paved patio provides a private space to relax on sunny days.

### Directions

For Satnav please use the postcode WF15 6BZ

### Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties Brighouse.

### Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

### DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Road Map



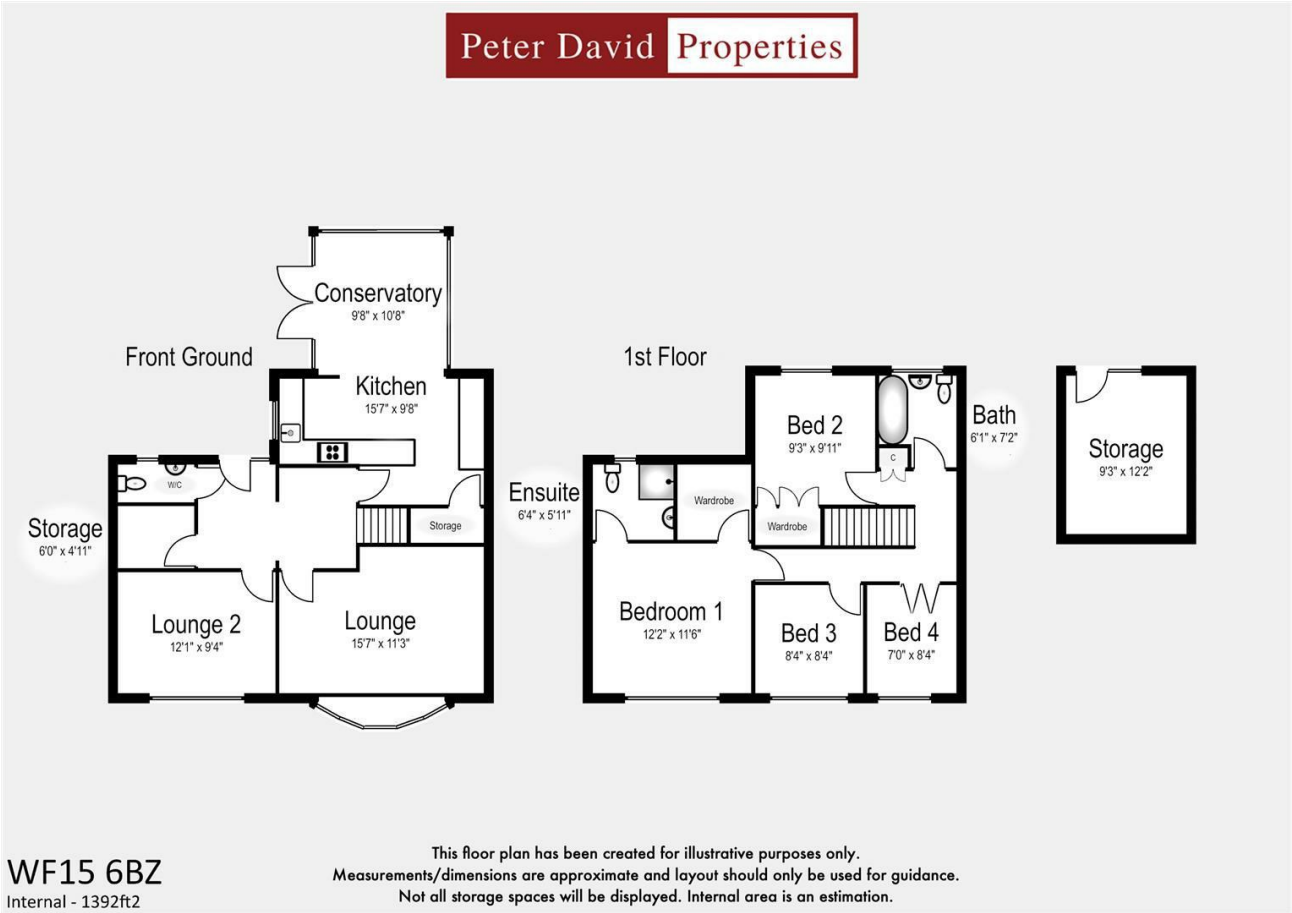
Hybrid Map



Terrain Map



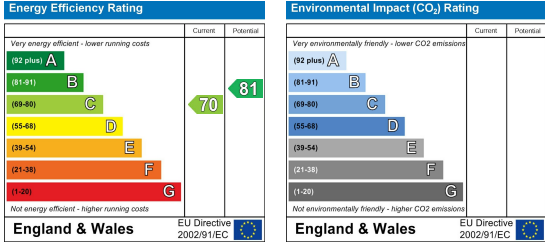
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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