



6 Spenfield Court

Liversedge, WF15 7HR

£294,000



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Well looked after by its owner of 30+ years, this impressive detached bungalow is situated in an elevated yet secluded position, offering a superb combination of comfort, space, and flexibility. Featuring two generously sized bedrooms and two spacious reception rooms, the property offers the potential to be configured as a three-bedroom home and presents exciting development opportunities. Internally, the bungalow is well-proportioned throughout and comprises a bright and airy living room, a well-appointed kitchen, a formal dining room, two large bedrooms, a modern bathroom, and a convenient guest WC. Ideally located in Liversedge, the property is within close proximity to excellent transport links, highly regarded schools, and a wide range of local amenities. Externally, the home benefits from a private driveway with off-road parking for at least two vehicles, a garage, and a rear garden—perfect for relaxing or entertaining. Internal viewing is highly recommended to fully appreciate the versatile living space this property has to offer.

Entrance Hallway

Neutrally decorated throughout.

Living Room

This large living room has two windows to the front elevation, providing plenty of natural light. With two feature archways, one of which provides access to the dining room.

Dining Room

A versatile space which could also be used as a playroom or home office, featuring two window to the rear elevation.

Kitchen

A large kitchen with ample wall and base units, tiled splashbacks and space for free-standing appliances. Inset sink and drainer, fitted electric oven and hob and a window to the rear elevation. There is also a door providing external access to the rear.

Bedroom One

A luxurious double bedroom with fitted wardrobes and a window to the front aspect.

Bedroom Two

A second double bedroom with a window to the rear elevation.

Bathroom

Currently fitted with a three piece suite, comprising: a WC, hand basin and a corner shower cubicle. Wall-mounted, heated towel rail and obscured window to the side aspect.

Guest WC

Part-tiled and with a WC and hand basin.

External

The property has a driveway providing off-road parking which leads to the garage. There are steps to access the entrance hallway. The property is privately situated with mature trees and shrubbery. The property also benefits from a patio and garden.

Viewings

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

Directions

For Satnav please use the postcode WF15 7HR

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.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map



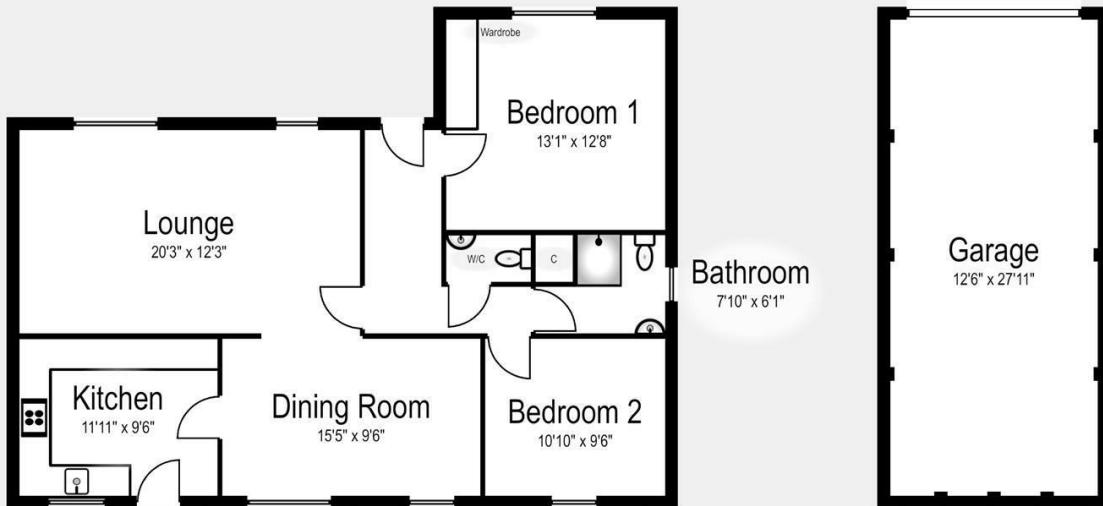
Terrain Map



Floor Plan

Peter David Properties

Front Ground



WF15 7HR

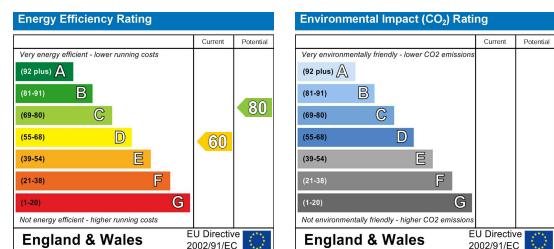
Internal - 1266ft²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.