



## 25 Richmond Park Avenue

Roberttown, Liversedge, WF15 7NZ

A beautifully presented five-bedroom detached family home, perfectly positioned on this well-regarded development, just a short walk to the heart of Roberttown village and its excellent local amenities, including well-regarded schools. Offering a spacious and flexible layout, the property has been thoughtfully extended to provide versatile living accommodation ideal for modern family life. The ground floor features a generously sized bedroom with an en-suite, making it ideal for guests or multi-generational living. Externally, the home enjoys a resin driveway providing off-road parking, while to the rear there is a low-maintenance garden with composite decking and an artificial lawn—perfect for outdoor entertaining or relaxing in the sun. Located in a well-connected position, the property is only a short drive from the M62 motorway, providing easy access to Mirfield, Huddersfield, Heckmondwike, Cleckheaton, and Leeds—all offering an excellent range of amenities and strong public transport links.

**£485,000**

# 25 Richmond Park Avenue

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- SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME
- WELL CONNECTED WITH MOTORWAY NETWORKS CLOSEBY & PUBLIC TRANSPORT LINKS
- LOCATED ON THIS WELL REGARDED DEVELOPMENT
- GROUND FLOOR DOUBLE BEDROOM WITH ENSUITE
- A SHORT WALK TO THE HEART OF ROBERTTOWN VILLAGE
- RESIN DRIVEWAY & LOW MAINTENANCE REAR GARDEN

**Entrance**

**Bedroom Two**

**Family Room**

**Ensuite**

**Breakfast Kitchen**

**Bedroom Three**

**Utility**

**Bedroom Four**

**Living/Dining Room**

**Garden, Driveway & Store**

**WC**

**Ground Floor Bedroom**

**Ensuite**

**First Floor Landing**

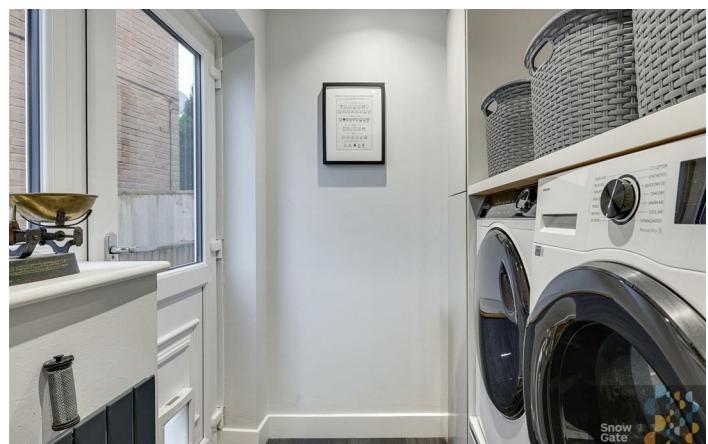
**House Bathroom**

**Master Bedroom**

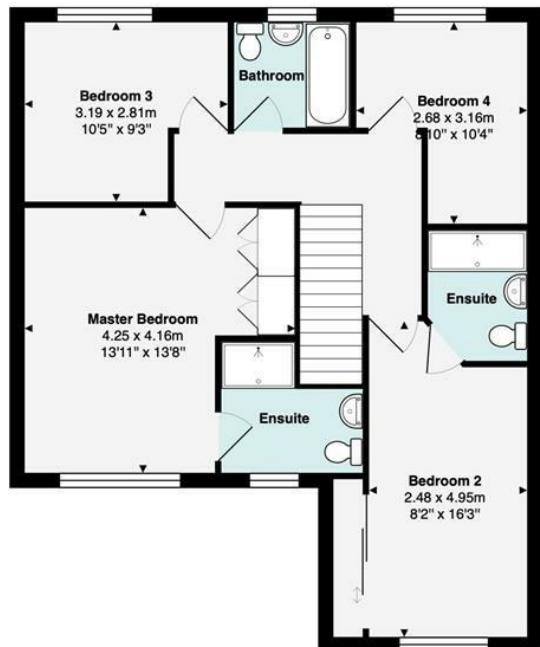
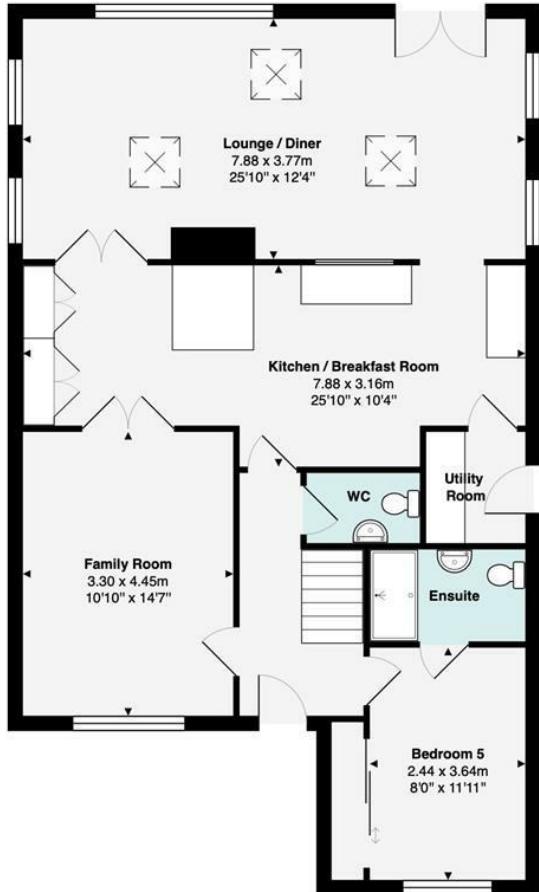
**Ensuite**



**Directions**



# Floor Plan



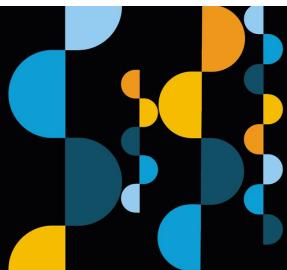
**Richmond Park Avenue, Roberttown, Liversedge, WF15 7NZ**

Total Area: 157.6 m<sup>2</sup> ... 1696 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement.  
The plan is for illustrative purposes only and should be used as such.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                                   |  | Environmental Impact (CO <sub>2</sub> ) Rating |                         |
|--|--|--|-------------------------|
|  |  | Current  | Projected               |
| Very energy efficient - lower running costs<br>(92 plus) A |  |  |                         |
| (81-91) B  |  |  |                         |
| (69-80) C  |  | 73   |                         |
| (55-68) D  |  | 67   |                         |
| (39-54) E  |  |  |                         |
| (21-38) F  |  |  |                         |
| (1-20) G   |  |  |                         |
| Not energy efficient - higher running costs                |  |  |                         |
| England & Wales  |  | EU Directive 2002/91/EC                        | EU Directive 2002/91/EC |



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