



21 Church Park

Liversedge, WF15 7NA

£348,950

-  SPACIOUS FAMILY HOME
-  QUIET CUL DE SAC POSITION
-  ENTRANCE HALL, CLOAKS/W.C.
-  LOUNGE, DINING KITCHEN
-  DINING/SITTING ROOM/SNUG
-  STORAGE ROOM (FORMERLY PART OF THE GARAGE)
-  FOUR BEDROOMS
-  EN-SUITE SHOWER ROOM & FAMILY BATHROOM
-  DRIVEWAY PROVIDES PRIVATE PARKING
-  ENCLOSED REAR GARDEN



Full Description

A generously proportioned four-bedroomed family home, occupying a pleasant position within a quiet cul-de-sac in this highly sought-after location. The property offers versatile accommodation, making it an ideal choice for families seeking a well-located home with excellent access to local amenities and transport links. Situated close to a range of local amenities, well-regarded schools and regular bus routes, the property is also conveniently positioned for access to the M62 motorway network, making it particularly well suited to commuters. The accommodation briefly comprises an entrance hall, cloakroom/WC, lounge, dining kitchen, versatile dining/sitting room/snug and useful storage room, formerly the garage. To the first floor are four good-sized bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. Externally, the property benefits from a driveway to the front providing private off-road parking, whilst to the rear is an enclosed garden, providing an excellent space for outdoor entertaining, relaxing and family enjoyment.

An attractive and versatile family home offering generous accommodation in a convenient and sought-after location.

ENTRANCE HALL

An external door leads into the entrance hall which has doors leading to the cloakroom/W.C. and lounge.

CLOAKROOM/W.C.

Fitted with a two piece white suite.

LOUNGE

15' 3" x 12' 7" (4.65m x 3.84m)

A light and welcoming reception room. Door leading through to the dining kitchen.

DINING KITCHEN

15' 10" x 10' 7" (4.83m x 3.23m)

A bright and spacious modern dining kitchen fitted with a range of wall and base units, complementary work surfaces and coordinating upstands. Features include an inset sink with mixer tap, built-in electric oven, gas hob with chimney-style extractor, inset spotlights and space for a fridge freezer. Integrated dishwasher and washing machine. Bay window providing an abundance of natural light, with a door leading out to the rear garden and a further door opening into the dining/sitting room/snug.

DINING/SITTING ROOM/SNUG

10' 5" x 7' 10" (3.18m x 2.39m)

A useful second reception room offering versatile additional living or dining space, or an ideal home office. A door leads into a useful storage room, formerly part of the garage, measuring 13'1" x 7'10".

FIRST FLOOR LANDING

Doors lead to four bedrooms and the family bathroom.

BEDROOM ONE

10' 7" x 9' 11" (3.23m x 3.02m)

Double room with built-in wardrobes and access to an en-suite shower room.

EN-SUITE SHOWER ROOM

6' 3" x 4' 11" (1.91m x 1.5m)

Fitted with a three piece modern suite comprising of a wash basin set within a vanity unit with useful storage cupboard, WC and a shower enclosure.

BEDROOM TWO

16' 11" x 7' 11" (5.16m x 2.41m)

Double room.



BEDROOM THREE

10' 1" x 8' 9" (3.07m x 2.67m)

Double room.

BEDROOM FOUR

7' 0" x 6' 4" (2.13m x 1.93m)

Single room.

FAMILY BATHROOM

9' 3" x 4' 8" (2.82m x 1.42m)

A modern and well-appointed family bathroom fitted with a three-piece suite comprising of a bath with shower over and glazed shower screen, low-level WC and wash basin. The room features part-tiled walls, inset lighting and a chrome heated towel radiator, providing a practical and contemporary bathroom space.

EXTERIOR

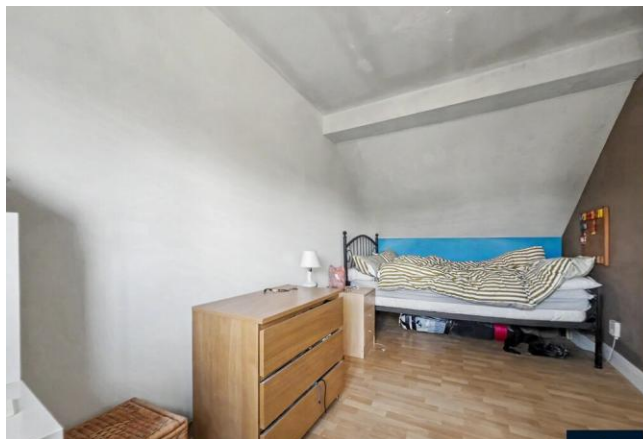
To the front, a driveway provides private off-road parking. To the rear is an enclosed garden, predominantly laid to lawn with a paved patio area, ideal for outdoor seating and entertaining, together with a useful garden shed.

ADDITIONAL INFORMATION

Council tax band - D

Tenure - Freehold

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £30+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



Approx Gross Internal Area
111 sq m / 1192 sq ft



Ground Floor
Approx 60 sq m / 643 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

4 Old Lane, Birkenshaw,
Bradford, West Yorkshire, BD11
2JX

www.barkesestateagents.co.uk
enquiries@barkesestateagents.co.uk
0113 2879344



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