



12 Roberttown Lane
Liversedge | West Yorkshire | WF15 7LX

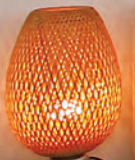
FINE & COUNTRY













STEP INSIDE

12 Robert Town Lane

An individually designed and built versatile home, set within grounds approaching $\frac{1}{4}$ of an acre, enjoying private south facing gardens and approached by an impressive sweeping driveway.

The property sits within well stocked landscaped gardens, offers generous 4/5 bedroom accommodation and lends itself to a variety of potential buyers. Located on the outskirts of a highly sought after location being well served by local facilities; the M62 is easily accessible ensuring easy access to major commercial centers whilst open countryside is on the doorstep resulting in the most idyllic of outdoor lifestyles.

Ground Floor

French doors open to an entrance vestibule which has exposed stone walls and commands a delightful outlook over the front garden. Access is provided into the reception hall which provides an impressive introduction to the property, offering generous light filled accommodation with a bespoke curved staircase rising to the first floor.

A generous lounge flows open plan to the dining room; a grand principal reception room with feature fireplace and windows commanding a stunning outlook over the gardens whilst inviting an abundance of natural light indoors.

The breakfast kitchen has windows overlooking the rear garden and is presented with a comprehensive range of fitted kitchen furniture, work surfaces incorporating a sink unit whilst having a compliment of appliances including an integral oven and grill with a four ring hob and extractor hood. The room has plumbing for an automatic washing machine and a dishwasher. There is also space for a fridge freezer.

From the hallway access is gained to three bedrooms, the principal situated to the front aspect of the house with access to a generous en-suite bathroom which is presented with a three piece suite.

There are two additional bedrooms, each offering double proportions whilst a shower room is presented with a modern three piece suite.

First floor

A landing gains access to two bedrooms, one positioned to the front aspect of the property overlooking the garden, the rear commanding a delightful outlook and currently used as a home office.

A separate cloakroom is presented with a two piece suite.







STEP OUTSIDE

12 Robert Town Lane

Externally

Accessed through electronically operated wrought iron gates, having a sweeping driveway arriving at the front aspect of the property. The front elevation enjoys a south facing outlook, has a generous garden, in the main laid to lawn with established and well stocked flower tree and shrub borders, all of which is set within a stone walled boundary. To the rear aspect of the property there is a flag stone patio, a lawned garden and flower borders, all of which is set within a stone walled border. A detached double garage has an electronically operated up and over entrance door.

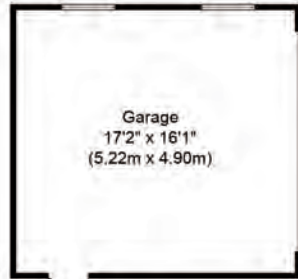
Additional information

A Freehold property with mains gas, water, electricity and drainage. Fixtures and fittings by separate negotiation.

Directions

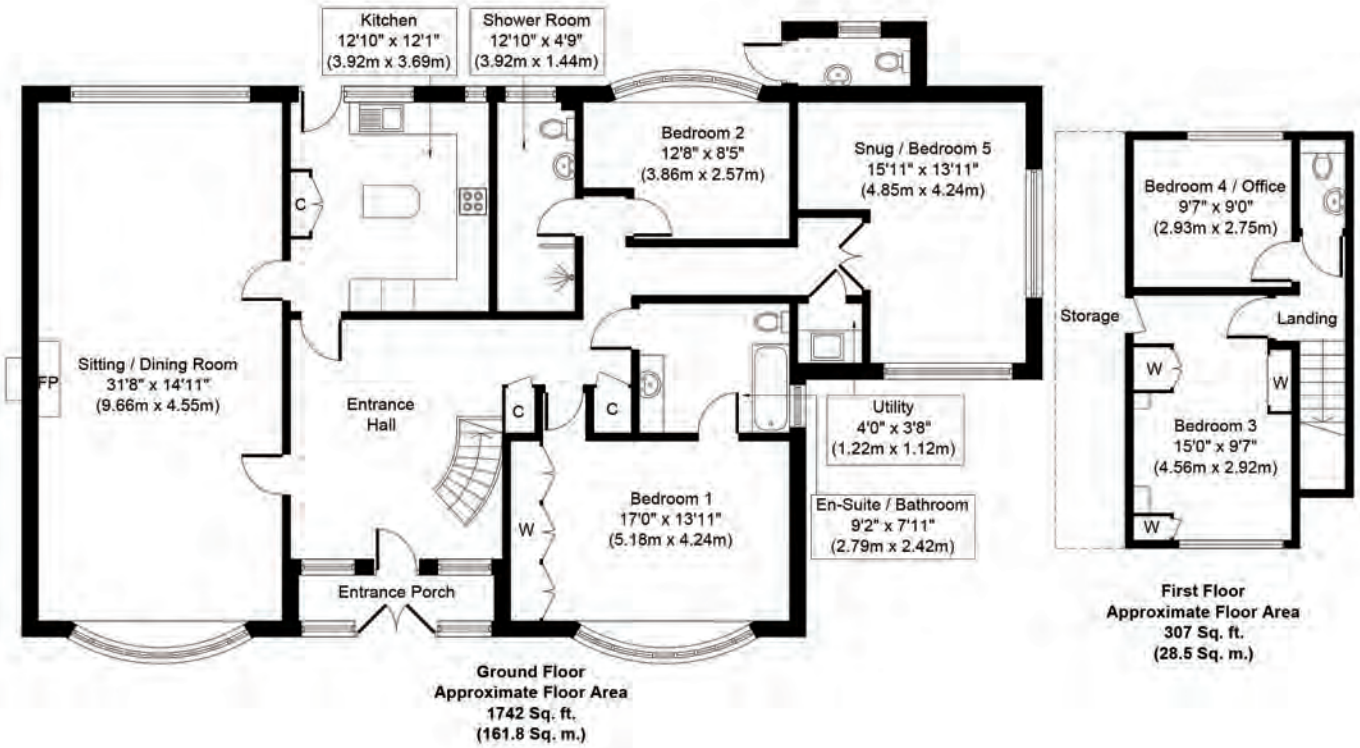
From Huddersfield leave on Greenhead Road turning right onto Park Avenue and then right onto Trinity Street (A640). Off Trinity Street turn left onto Castlegate (A62) and bear left onto Lower Fitzwilliam Street, once again, bearing left onto Leeds Road and continuing on the A62. At the roundabout take the second exit onto Leeds Road (A644) and continue onto Huddersfield Road (A62). Turn left onto Roberttown Lane.



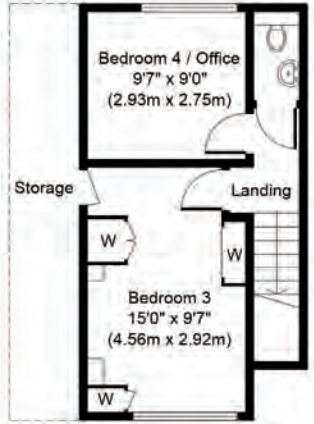


Garage
17'2" x 16'1"
(5.22m x 4.90m)

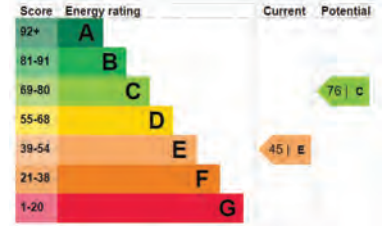
Garage
Approximate Floor Area
274 Sq. ft.
(25.5 Sq. m.)



Ground Floor
Approximate Floor Area
1742 Sq. ft.
(161.8 Sq. m.)



First Floor
Approximate Floor Area
307 Sq. ft.
(28.5 Sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Fine & Country
Unit 2 The Old Council Offices, Eastgate, Honley, Holmfirth, HD9 6PA
01484 550620 | huddersfield@fineandcountry.com

