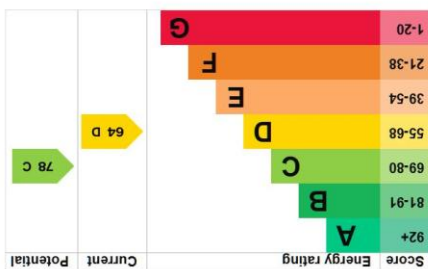
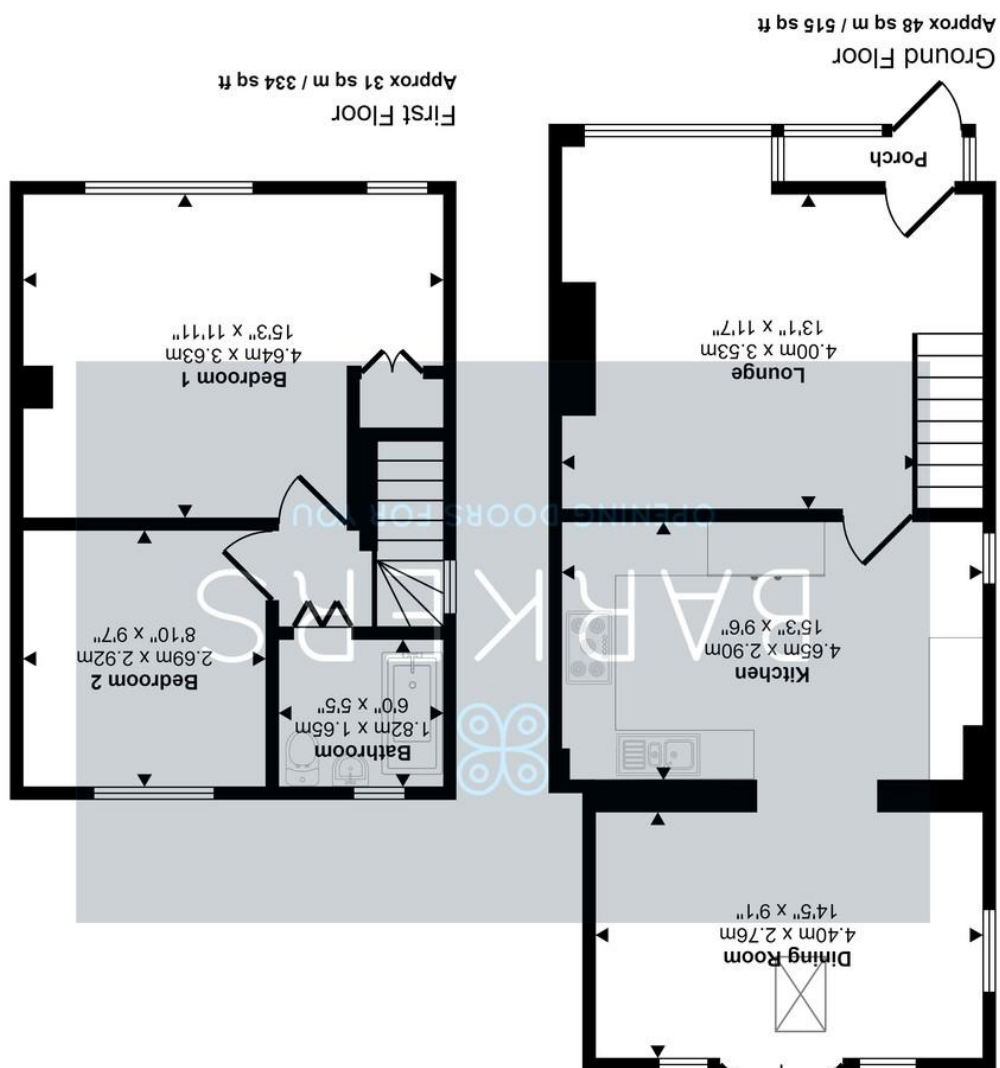


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



**BARKERS**  
Select Collection

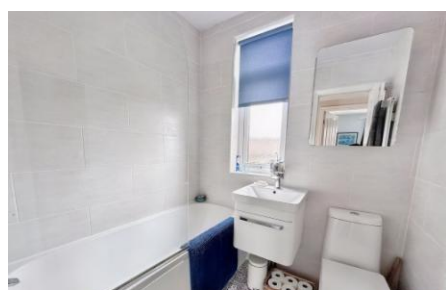


## 16 Fountain Street

Liversedge, WF15 7PT

Asking Price Of £239,950

- SEMI-DETACHED PROPERTY
- LOUNGE
- KITCHEN/DINER
- TWO DOUBLE BEDROOMS
- HOUSE BATHROOM
- LARGE DRIVEWAY FOR 3/4 VEHICLES
- SINGLE GARAGE
- GARDEN TO REAR
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING



# Full Description

## DESCRIPTION

We are pleased to offer for sale this two bedroomed semi-detached property with uPVC double glazing and gas fired central heating with access to local amenities, M62 motorway network and local schools. The accommodation comprises: hallway, lounge, dining/kitchen, two double bedrooms, house bathroom, gardens to the front of the property with a long driveway for 3/4 vehicles leading to a single garage, to the rear of the property is a lawned area with a patio ideal for outside entertaining.

## ENTRANCE PORCH

Composite part glazed front door leading into a small porch area which in turn leads into the lounge

## LOUNGE

Fitted with a log burner and stairs leading to the first floor.

## KITCHEN/DINER

Fitted with wall and base units, complementary work surfaces, inset one and half sink with mixer tap, built in oven and microwave, dishwasher, fridge/freezer and washing machine, wood effect flooring. Breakfast bar and space for a dining table, understairs cupboard ideal for storage. Patio doors leading out into the rear garden.

## LANDING

Stairs leading from the lounge to the first floor landing with doors leading off into two double bedrooms and house bathroom.

## BEDROOM ONE

Double bedroom with two windows with the potential to turn back into a third bedroom (single).

## BEDROOM TWO

Double bedroom.

## HOUSE BATHROOM

Fitted with white three piece suite comprising low flush WC, pedestal hand wash basin, panelled bath with shower over, tiled flooring.

## EXTERIOR

Gardens to the front of the property with a large driveway for up to 3/4 vehicles leading to a single garage. To the rear of the property is a lawned garden with patio area ideal for outside entertaining.

## DIRECTIONS

From our Birkenshaw office head south east on Old Lane towards Royd Walk then turn right onto Whitehall Road/A58 at the roundabout take the first exit onto Bradford Road/A651 then turn right onto Leeds Road/A62 then right onto Roberttown Lane at the roundabout take the first exit onto Child Lane then right onto Fountain Street where the property will be identified by our For Sale board.



## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: B

