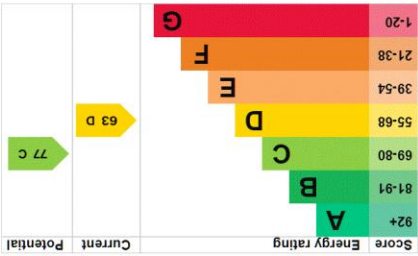
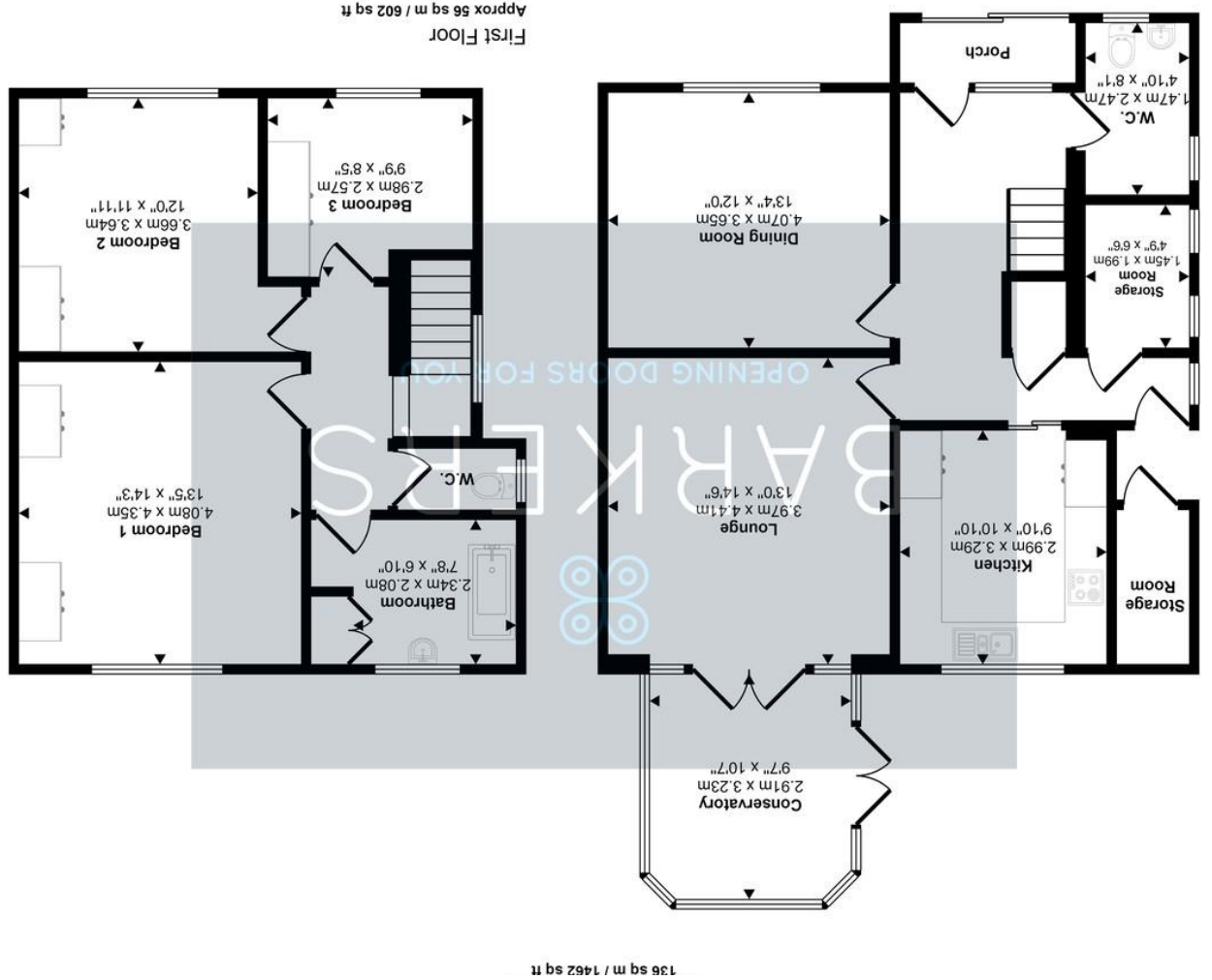


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Ground Floor
Approx 80 sq m / 860 sq ft



BARKERS
Select Collection



523 Halifax Road
Liversedge, WF15 8HL
Asking Price Of £410,000

- DETACHED FAMILY HOME
 - KITCHEN
 - LOUNGE
 - DINING ROOM
 - CONSERVATORY
 - THREE BEDROOMS
 - LARGE DRIVEWAY/SINGLE GARAGE
 - GARDENS FRONT AND REAR
 - uPVC DOUBLE GLAZING
 - GAS FIRED CENTRAL HEATING



Full Description

Offered for sale is this substantial detached family home which occupies a generous plot and must be viewed to be appreciated. Situated within easy access to local amenities, the M62 motorway network and local schools. The accommodation briefly comprises: Entrance hall, cloakroom/WC, kitchen, utility room, dining room, lounge, conservatory, three bedrooms and house bathroom with separate WC. Externally there is a driveway to the front providing ample parking and leads to a detached garage. To the front there is a garden alongside the driveway which has a selection of mature trees whilst to the rear there is a South facing garden which provides an ideal space for entertaining and has a lawn, mature trees and shrubs, patio area and green house.

ENTRANCE HALL

An external door leads into the entrance hall which has a staircase leading to the first floor landing, feature picture rail and a useful understairs storage cupboard. Doors lead to the ground floor WC, dining room, kitchen, utility room and lounge.

CLOAKS/WC

4' 10" x 8' 1" (1.47m x 2.46m)
Fitted with low flush W.C. and a hand wash basin within a vanity unit. Part tiled walls and a useful built in cupboard with a coat rail.

DINING ROOM

13' 4" x 12' 0" (4.06m x 3.66m)
Useful reception room.

LOUNGE

13' 0" x 14' 6" (3.96m x 4.42m)
Feature fireplace with wood surround, living flame gas fire and French doors lead into the conservatory.

CONSERVATORY

9' 7" x 10' 7" (2.92m x 3.23m)
With vinyl flooring and French doors leading out into the rear garden.

KITCHEN

9' 10" x 10' 10" (3m x 3.3m)
Fitted with a range of wall and base units with complementary work surfaces and an inset one and half bowl sink with a mixer tap. Integrated dishwasher, electric double oven, gas hob with extractor over, integrated fridge freezer and vinyl flooring.

UTILITY ROOM

With vinyl flooring and plumbing for automatic washing machine.

LANDING

Stairs leading to the first floor landing which has a loft access point via a drop down ladder and doors leading to three bedrooms, the house bathroom and separate W.C.

BEDROOM ONE

13' 5" x 14' 3" (4.09m x 4.34m)
Spacious double bedroom with views over playing fields, fitted wardrobes, shelving cupboard and dressing table provide plentiful storage.

BEDROOM TWO

12' 0" x 11' 11" (3.66m x 3.63m)
Double bedroom with built in wardrobes, dressing table and drawers providing plentiful storage. Far reaching views to the front elevation.



BEDROOM THREE

9' 9" x 8' 5" (2.97m x 2.57m)
Fitted wardrobes, cupboards and drawers which provide plentiful storage. Far reaching views.

HOUSE BATHROOM

7' 8" x 6' 10" (2.34m x 2.08m)
Fitted with a wash basin inset into a vanity unit and a panelled bath with an electric shower over and glass screen. Acrylic panelled walls.

SEPARATE WC

Fitted with low flush WC, acrylic wall panels and laminate flooring.

EXTERIOR

A spacious driveway to the front of the property provides private parking for several vehicles and leads to a single garage. Alongside the driveway there is a low maintenance garden with planted borders. At the rear there is an enclosed South facing garden with a section of trees and shrubs including fruit trees, a paved patio area ideal for outside entertaining and a greenhouse.

DIRECTIONS

From our Birkenshaw office turn right onto Whitehall Road/A58 then left onto Hunsworth Lane, left onto Bradford Road (A638) then right onto Parkside then left onto Hightown Road then right onto Halifax Road then turn left where the property will be identified.

ADDITIONAL INFORMATION

Tenure: Freehold
Council Tax Band: E

