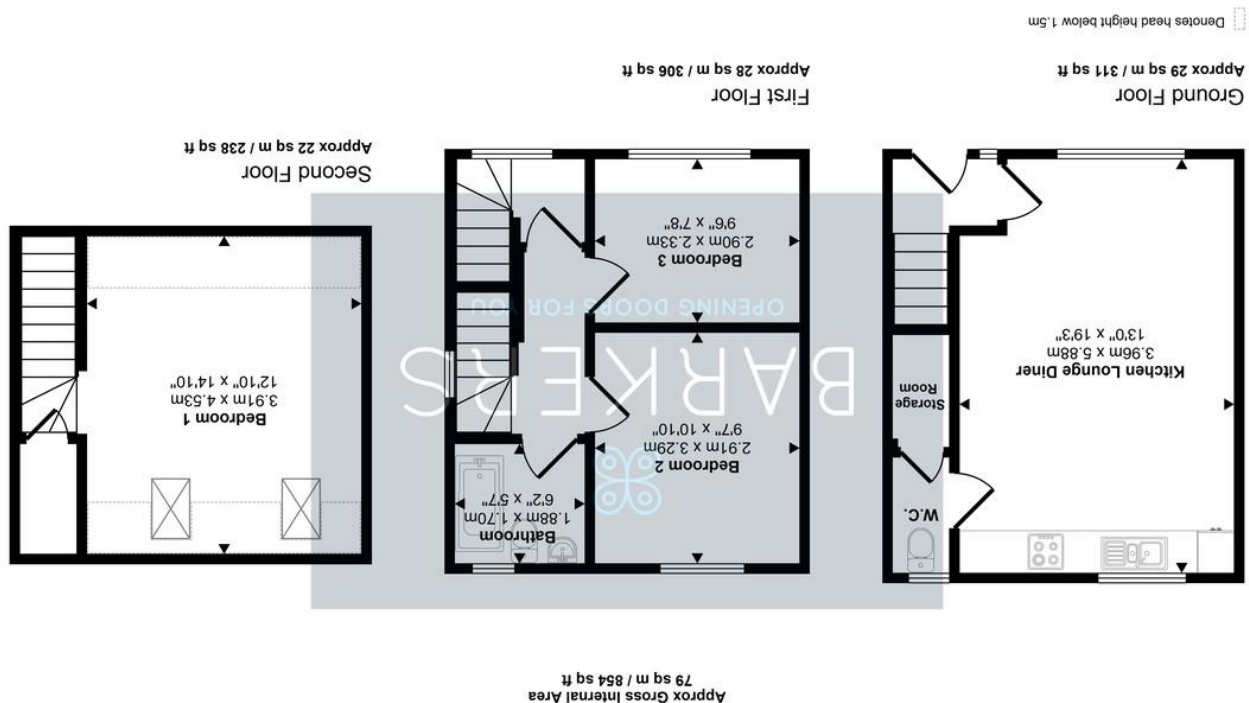


Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current Potential
83 B
95 A

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
OPENING DOORS FOR YOU



16 Wormald Street

Liversedge, WF15 6BE

£229,500

- DECEPTIVELY SPACIOUS DETACHED PROPERTY
- OFFERED FOR SALE WITH NO CHAIN
- ENTRANCE HALL
- OPEN PLAN LOUNGE WITH MODERN KITCHEN
- CLOAKS/W.C.
- THREE BEDROOMS
- HOUSE BATHROOM
- GATED DRIVEWAY
- GARDEN TO REAR



Full Description

Offered for sale with NO CHAIN is this detached family home which is deceptively spacious and has accommodation over three floors. Ideally situated within easy reach of local schools, amenities and bus routes. This property can be occupied with the minimum of expense and benefits from uPVC double glazing, gas central heating, security alarm system, carpets and blinds included and a fully fitted modern kitchen with integrated appliances. The accommodation briefly comprises: Open plan living and kitchen area, cloaks/W.C. three bedrooms and bathroom. Externally there is a gated driveway which provides private parking for two cars and a low maintenance garden to rear.

ENTRANCE HALL

A part glazed external door leads into the entrance hall which has a staircase leading to the first floor landing and a door leading into to the open plan lounge/kitchen.

OPEN PLAN LOUNGE/KITCHEN

19' 3" x 13' 0" (5.87m x 3.96m)

Featuring an electric wall mounted fire and inset spotlights to the ceiling.

The kitchen is fitted with a range of white high gloss wall and base units with complementary work surfaces, coordinating up-stands and a mixer tap. Electric oven with a ceramic hob and extractor over, built in microwave and an integrated washing machine and fridge/freezer. Vinyl flooring and a door leads to the cloaks/W.C

CLOAKS/W.C.

Fitted with a white W.C. with an inset wash basin, laminate flooring, part tiled walls and a heated chrome towel radiator. A door leads to a useful under-stairs storage cupboard with lighting.

FIRST FLOOR LANDING

With inset spotlights to the ceiling and doors leading to two bedrooms, the house bathroom and to a staircase which gives access to the second floor double bedroom.

BEDROOM TWO

10' 10" x 9' 7" (3.3m x 2.92m)

Double room with inset spotlights to the ceiling.

BEDROOM THREE

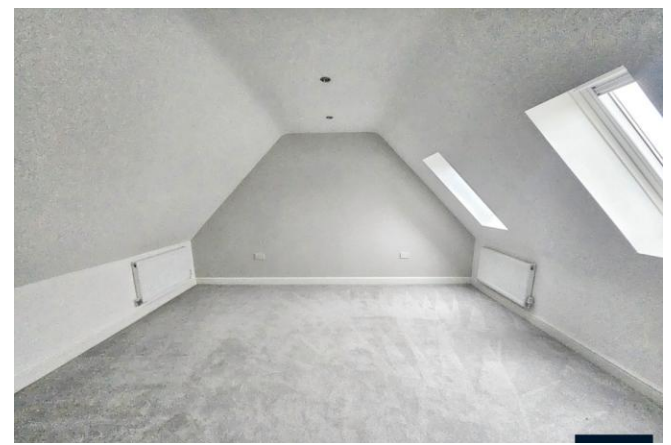
9' 6" x 7' 8" (2.9m x 2.34m)

Good sized single room with inset spotlights to the ceiling.

HOUSE BATHROOM

6' 2" x 5' 7" (1.88m x 1.7m)

Fitted with modern three piece white suite which comprises of a WC, wash basin inset into a vanity unit and a shower bath with a rainwater shower over and glass screen. Vinyl flooring, inset spotlights to the ceiling, acrylic panelled walls and a heated chrome towel radiator.



SECOND FLOOR

BEDROOM ONE

14' 10" x 12' 10" (4.52m x 3.91m)

Double room with inset spotlights to the ceiling and two velux windows.

EXTERIOR

There is a small garden area to the front of the property and gated driveway to the side providing private parking for two vehicles. To the rear there is a low maintenance paved garden which offers a high degree of privacy and provides an ideal for outside entertaining.

ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - B

