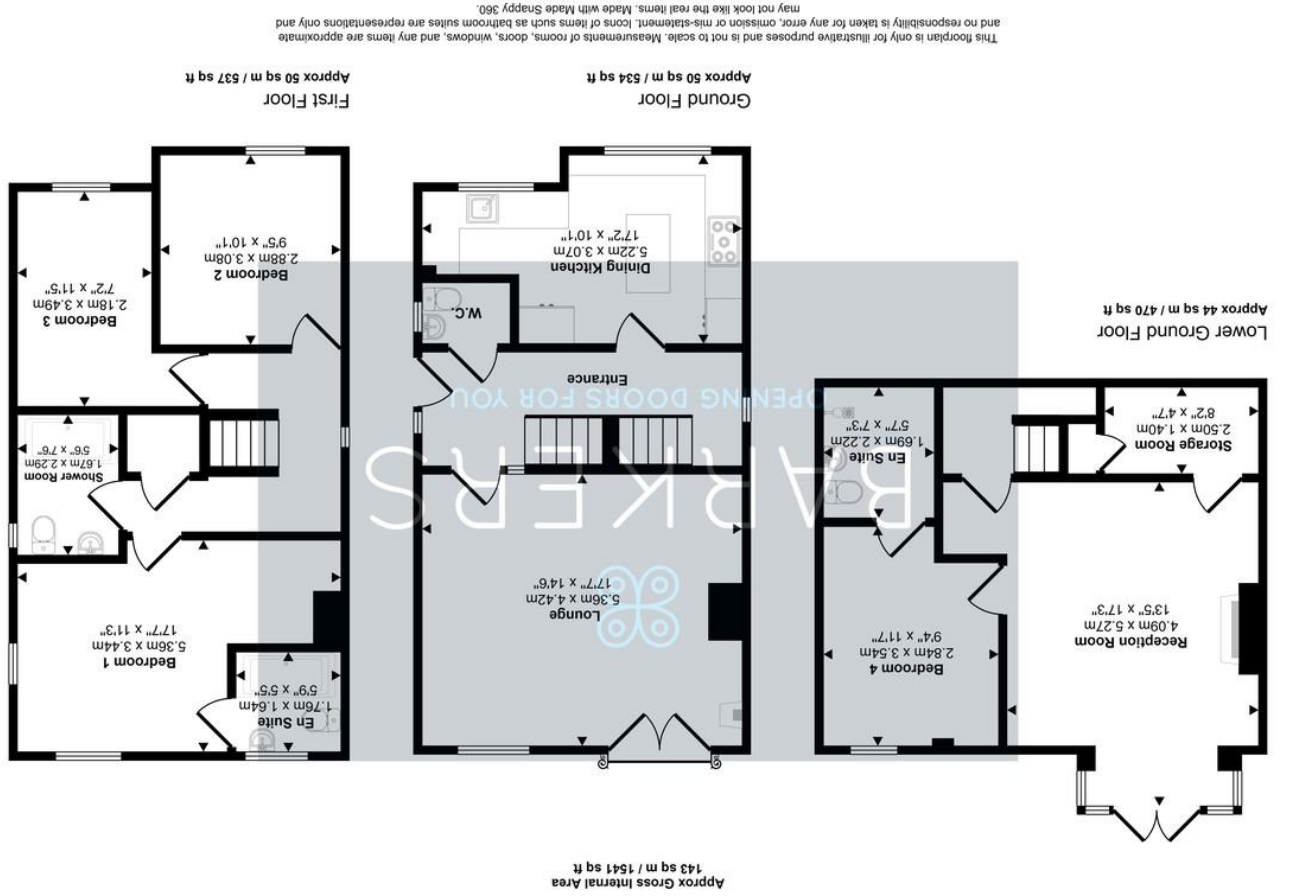


92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G
83 B	
90 B	



BARKERS
Select Collection



31 Cornmill Lane
Liversedge, WF15 7DZ
Offers In Excess Of £525,000

- STUNNING DETACHED FAMILY HOME
- SPACIOUS ACCOMMODATION OVER THREE FLOORS
- OUTLOOK ONTO WOODLAND WITH STREAM
- ENTRANCE HALL, CLOAKS/W.C
- LOUNGE, DINING KITCHEN, SITTING ROOM
- LOWER GROUND FLOOR DOUBLE BEDROOM & WET ROOM
- THREE FURTHER BEDROOMS
- EN-SUITE SHOWER ROOM
- FAMILY SHOWER ROOM
- GATED DRIVEWAY & GARDENS



Full Description

Rare to the market is this stunning detached family home which offers spacious accommodation over three floors and enjoys a peaceful outlook to the rear onto woodland and its grounds also incorporate a stream. Ideally situated within easy reach of local amenities, schools, bus routes and just a short drive to the M62 motorway network making it ideal for commuters. The property benefits from modern decor throughout, uPVC double glazing and gas central heating. The generous accommodation briefly comprises: Entrance hall, cloaks/W.C., lounge, modern dining kitchen, lower ground floor sitting room, bedroom and en-suite wet room, three further first floor bedrooms (one en-suite) and a family shower room. Externally there is a gated driveway to the front which offers private parking alongside a garden with an articular lawn and patio area. To the rear there is an impressive tiered decked garden which makes the most of the superb leafy outlook onto woodland.

GROUND FLOOR

ENTRANCE HALL

An external door leads into the entrance hall which has Amtico flooring and door leading to the cloaks/W.C., lounge and kitchen. Staircases lead to the lower ground floor and up to the first floor.

CLOAKS/W.C.

Fitted with a two piece suite which comprises of a W.C. and wash basin inset into a vanity unit. Amtico flooring, chrome towel radiator and an extractor fan.

LOUNGE

17' 7" x 14' 6" (5.36m x 4.42m)

Featuring a duel fuel stove and French doors with a glass balustrade make the most of the fantastic views over the rear garden and woodland beyond.

DINING KITCHEN

17' 2" x 10' 1" (5.23m x 3.07m)

Fitted with a range of modern wall and base units with complementary quartz work surfaces, inset sink, feature island and a useful pull out larder unit. There is an excellent range of integrated appliances including a wine cooler, fridge/freezer, dishwasher, washing machine, electric double oven, microwave and a five ring gas hob with an extractor over.

LOWER GROUND FLOOR

The lower ground floor incorporates a reception room, double bedroom and en-suite wet room. This space has separate access and would make an ideal granny/teenage annex.

SITTING ROOM

17' 3" x 13' 5" (5.26m x 4.09m)

With laminate flooring, spacious under-stairs storage cupboard, duel fuel stove and French doors lead out to the rear garden. A door leads into the double bedroom.

BEDROOM FOUR

11' 7" x 9' 4" (3.53m x 2.84m)

Double room with laminate flooring and a door leading into the en-suite wet room.

EN-SUITE WET ROOM

7' 3" x 5' 7" (2.21m x 1.7m)

Incorporating a walk-in shower area, W.C. and wash basin. Heated chrome towel radiator.

FIRST FLOOR LANDING

Doors lead to three further bedrooms and a shower room. Useful airing cupboard.



BEDROOM ONE

17' 7" x 11' 3" (5.36m x 3.43m)

Double room enjoying views over woodland. A door leads to the en-suite shower room.

EN-SUITE SHOWER ROOM

5' 9" x 5' 5" (1.75m x 1.65m)

Fitted with a three piece suite which comprises of a double walk-in shower cubicle with a rainwater shower head, wash basin inset into a vanity unit and W.C. heated towel radiator, extractor fan and part tiled walls.

BEDROOM TWO

10' 1" x 9' 5" (3.07m x 2.87m)

Double room with laminate flooring.

BEDROOM THREE

11' 5" x 7' 2" (3.48m x 2.18m)

Double room with laminate flooring.

FAMILY SHOWER ROOM

7' 6" x 5' 6" (2.29m x 1.68m)

Fitted with a three piece suite which comprises of a double walk-in shower cubicle with a rainwater shower head, wash basin inset into a vanity unit and W.C. heated towel radiator, extractor fan and part tiled walls.

EXTERIOR

Externally there is a gated driveway to the front which offers private parking alongside a garden with an articular lawn and patio area. To the rear there is an impressive tiered decked garden which makes the most of the superb leafy outlook onto woodland. There are two log stores, outside power point and tap, summerhouse with a wood burning stove, garden shed, bike store and a garden shed. At the bottom of the garden there is a small stream in the woodland area which is included in the title deeds of the property.

ADDITIONAL INFORMATION

Council tax band - E

