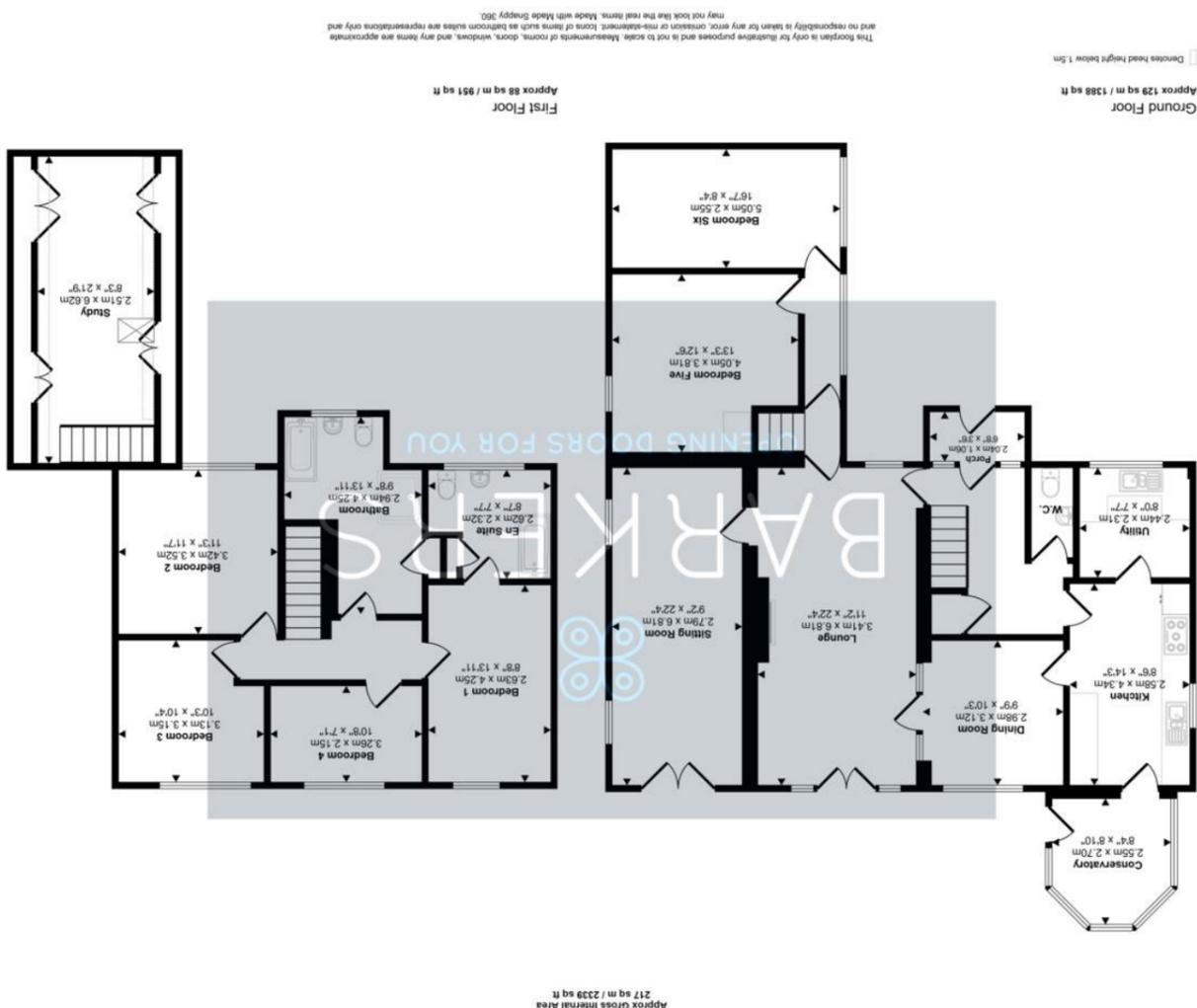


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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. Loss of items such as bedroom suites are representations only and may not look like the real items. Made with Made Thrapzy 360.

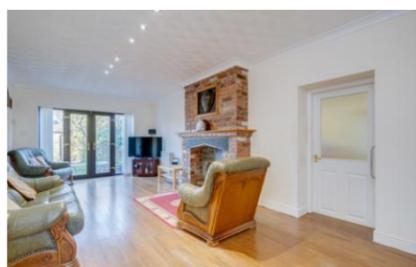
OPENING DOORS FOR YOU
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Select Collection



614 Halifax Road
Liversedge, WF15 8HU
Asking Price £514,500

- SUBSTANTIAL DETACHED PROPERTY
- IDEAL FOR MULTI-GENERATIONAL LIVING
- IDEAL FOR THOSE WHO WORK FROM HOME
- GENEROUS GATED PLOT
- FOUR RECEPTION ROOMS
- KITCHEN, UTILITY ROOM, CLOAKS/W.C.
- SIX BEDROOMS
- TWO BATHROOMS
- DRIVEWAY, GARAGE & GARDEN



Full Description

Offered for sale is this substantial SIX bedroomed detached family home which offers spacious and versatile accommodation and would be ideal for multi-generational living or people who work from home. This magnificent property occupies a generous plot tucked back from the road with a gated driveway, detached garage and garden. The present accommodation has been extended into the attached garage to offer additional living space but could easily be converted back subject to the necessary consents. Ideally situated within easy reach of local schools, amenities, bus routes and just a short drive from junction 26 of the M62 motorway network making it ideal for commuters. The property is believed to have historic links to the original 'Springfield Hall' and incorporates original brick and stonework from this property. The accommodation briefly comprises: Entrance porch, entrance hall, cloaks/W.C., kitchen, utility room, conservatory, dining room, lounge, sitting room, six bedrooms, study, en-suite bathroom and family bathroom.

ENTRANCE PORCH

A part glazed external door leads into the entrance porch which has a door leading into the entrance hall.

ENTRANCE HALL

Featuring a useful under-stairs storage cupboard, a staircase leading to the first floor landing and doors lead to the cloaks/W.C., kitchen and lounge.

CLOAKS/W.C.

Fitted with a two piece white suite which comprises of low flush W.C. and wash basin.

BREAKFAST KITCHEN

14' 3" x 8' 6" (4.34m x 2.59m)

Fitted with a range of wall and base units with complementary work surfaces, breakfast bar, splash back tiling and an inset 1 1/2 bowl stainless steel sink with a mixer tap. Electric oven and five ring gas hob with a built-in extractor over, integrated dishwasher and microwave. Vinyl flooring and doors lead to the utility room, conservatory and dining room.

UTILITY ROOM

8' 0" x 7' 7" (2.44m x 2.31m)

Fitted with a range of base units with useful work surface space and an inset stainless steel sink. Plumbing for a washing machine and space for a fridge/freezer.

CONSERVATORY

8' 10" x 8' 4" (2.69m x 2.54m)

With tiled flooring and a door leads out to the rear garden.

DINING ROOM

10' 3" x 9' 9" (3.12m x 2.97m)

With wood flooring and a feature arched door leads to the lounge.

LOUNGE

22' 4" x 11' 2" (6.81m x 3.4m)

The focal point of this spacious lounge is a feature floor to ceiling brick fireplace with a living flame gas fire and a superb stone archway above the arched doors leading to the dining room. The bricks and stone are believed to have been reclaimed for the original 'Springfield Hall'. Wood flooring and French door lead out to the rear garden. Further doors lead into the sitting room and extension.

SITTING ROOM

22' 4" x 9' 2" (6.81m x 2.79m)

With laminate flooring, inset spotlights to the ceiling and French doors lead out to the rear garden.

BEDROOM FIVE

13' 3" x 12' 6" (4.04m x 3.81m)

Double room located on the ground floor. This part of the property forms part of the original integral garage and could be utilised to provide a granny/teenage annex and would also provide an ideal space for those who work from home.

BEDROOMS SIX

16' 7" x 8' 4" (5.05m x 2.54m)

Double room located on the ground floor.

STUDY

21' 9" x 8' 3" (6.63m x 2.51m)

Spacious room with a velux window.



FIRST FLOOR LANDING

Doors lead to four further bedrooms and the house bathroom.

BEDROOM ONE

13' 11" x 8' 8" (4.24m x 2.64m)

Double room with fitted wardrobes and cupboards providing plentiful storage and a magnificent feature circular window overlooking the rear garden. A door leads to the en-suite bathroom.

EN-SUITE BATHROOM

8' 7" x 7' 7" (2.62m x 2.31m)

Fitted with a three piece suite which comprises of a bath with an electric shower over and curved glass screen, W.C. and wash basin. Useful built-in storage cupboard.

BEDROOM TWO

11' 7" x 11' 3" (3.53m x 3.43m)

Double room.

BEDROOM THREE

10' 4" x 10' 3" (3.15m x 3.12m)

Double room.

BEDROOM FOUR

10' 8" x 7' 1" (3.25m x 2.16m)

Double room.

FAMILY BATHROOM

13' 11" x 9' 8" (4.24m x 2.95m)

Fitted with a four piece suite which comprises of a corner shower cubicle, wash basin, bath and W.C. Part tiled walls, tile effect vinyl flooring and a useful built-in storage cupboard. Access point to the part boarded loft space via a drop down ladder.

EXTERIOR

This magnificent property occupies a generous plot tucked back from the road which is accessed via electrically operated gates. A driveway provides ample private parking to the front and side of the property and can also be accessed via a separate gated entrance at the rear via Church Street. There is a good sized detached garage which measures 21' x 12' and a lawned garden with paved patio areas to the rear and side of the property.

