

## 3 Bed Semi-Detached Bungalow In Union Road , Liversedge, WF15 7HW

£265,000







## SHORT DESCRIPTION

Property Ref: 15354 Welcome to Union Street - a delightful, three double bedroom semi-detached dormer bungalow boasting a multi-level garden with ample off-street parking. The property benefits from large, bright and airy rooms with high ceilings and carefully curated décor. The property has undergone an extensive refurbishment to suit modern living. This includes, but is not limited to, a full rewire, new central heating system, new double-glazed windows and redecoration throughout, giving this impressive property a new lease of life. A beautiful, ready to move into home. The ground floor comprises of a bright and modern kitchen diner, living room, bathroom and two double bedrooms. The first floor accommodates the spacious third bedroom. Externally there is a gravelled parking space off the driveway, before a good size front lawn framed by a rockery and shrubbery. At the rear there is ample hard standing for parking, a storage shed, and a further south facing lawned area. Leafy rear views onto the Spen Valley Greenway offer privacy, making this a versatile and welcoming garden space. GROUND FLOOR Entrance Hall - External composite door, hallway leading to ground floor rooms, boiler cupboard and stairs to first floor bedroom. Kitchen Dining Room - 3.35m x 3.6m (10ft 9in x 11ft 8in) Brand new modern shaker kitchen with tiled splash back, gas hob with built in electric oven, stainless steel extraction above, integrated dishwasher, and plumbing for washing machine. Soft grey units are complimented by an oak effect worktop and clean white tile splashback. Views over the front garden from the white composite sink, and double aspect windows make this a light and inviting space at the heart of the house. Living Room - 4.8m x 3.79m (15ft 7in x 12ft 4in) Decorated in neutral colours with large picture window and decorative wall lights, this inviting space is ready for someone to put their personal stamp on. Bathroom - Brand new bathroom suite, wash basin with shaker vanity unit, low flush WC and dual head thermostatic shower over bath with glass shower screen. Feature tiling around the bath area, Terrazzo tiles on wall behind the vanity unit and wood effect porcelain floor tiles. Chrome heated towel rail. Bedroom One - 3.9m x 3.2m (12ft 8in x 10ft 5in) Rear facing double bedroom. Bedroom Two - 3.28m x 3.14m (10ft 7in x 10ft 3in) Rear facing double bedroom. Stairs leading to First Floor FIRST FLOOR Bedroom Three - 4.75m x 4.22m (15ft 5in x 13ft 8in) Rear facing double bedroom with storage cupboard, access to loft eaves offering further storage. EXTERNAL The property has a shared drive leading to gravelled parking area and upper lawned area with mature planting and shrubs. The drive leads to further parking at the rear and storage shed on a concrete plinth. Rear lawn with timber sleeper boarder and retaining wall leading to the leafy bank of the greenway. Property Type: Semi-detached bungalow Full selling price: £265000.00 Pricing Options: No Status Tenure: Freehold Council tax band: B EPC rating: C Measurement: 893.405 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Driveway, Rear, Off street Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

3

Bed Room(s)

1

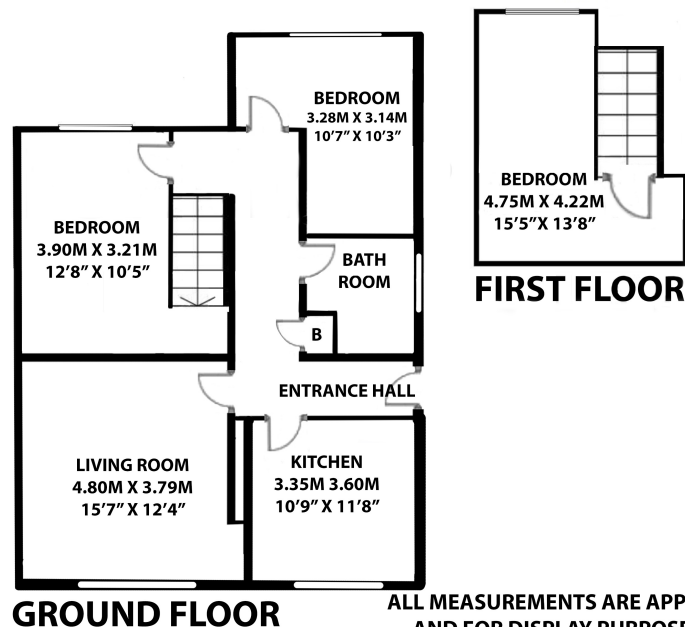
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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