

HUNTERS[®]

HERE TO GET *you* THERE



Quarry Road

Milbridge, Liversedge, WF15 7HG

Offers In The Region Of £150,000



A must see property, sitting on a large plot is this impressive two double bedroom semi detached family home which has been extended to the ground floor. Offering excellent accommodation the ground floor comprises: lounge, dining room and modern dining kitchen. To the first floor are two double bedrooms with a modern white four piece bathroom suite. A large drive to the side with substantial large enclosed rear garden with extensive lawn garden to the rear. An ideal property for someone looking to move into a chain free property with the minimum of fuss. It is located off the main A62 Huddersfield Road in the popular area of Liversedge and is convenient for local amenities and also just a short drive away from the M62/M1 motorway network links. It benefits from gas central heating and double glazing and viewing is highly recommended.



ENTRANCE

Hardwood front door into lobby

LOUNGE 15'3" x 13'5" (4.67m x 4.09m)

Focal point wooden fire surround with inset gas fire with living flame with marble hearth and back plate, coving to ceiling and double glazed window and radiator.

DINING ROOM 15'2" x 6'11" (4.64m x 2.13m)

Double glazed window and radiator and archway leading into kitchen and further door to basement,

CELLAR

Low level basement, ideal for storage

DINING KITCHEN 13'3" x 8'9" (4.04m x 2.68m)

A large kitchen fitted with a good selection of wall and base units with contrasting worktop surfaces incorporating sink with mixer taps and fitted electric hob and fitted oven with extractor over. Space for washing machine, double glazed window and fitted radiator and hardwood door to the side.

LANDING

Stairs to first floor and access into two bedrooms and bathroom, radiator and double glazed window.

BEDROOM 1 16'6" x 8'7" (5.03m x 2.64m)

A double bedroom with radiator and double glazed window

BEDROOM 2 15'3" x 7'0" (4.65m x 2.14m)

A double bedroom with radiator and double glazed window

BATHROOM

Fitted with a four piece suite with walk in shower cubicle with fitted mixer shower, fitted bath with panelled bath and wash hand basin with mixer taps with built in vanity storage unit. with further low level WC. Having a frosted double glazed window and radiator.

OUTSIDE

There is off street drive for parking to the side of the house for several vehicles along with a pebbled front garden and the rear is an attractive good sized enclosed garden that is mainly laid to lawn.

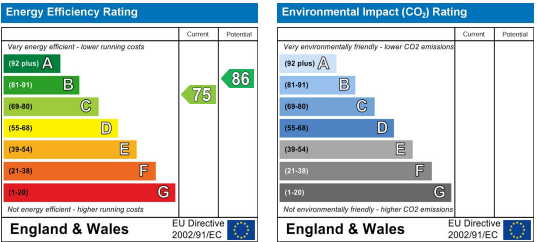
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.