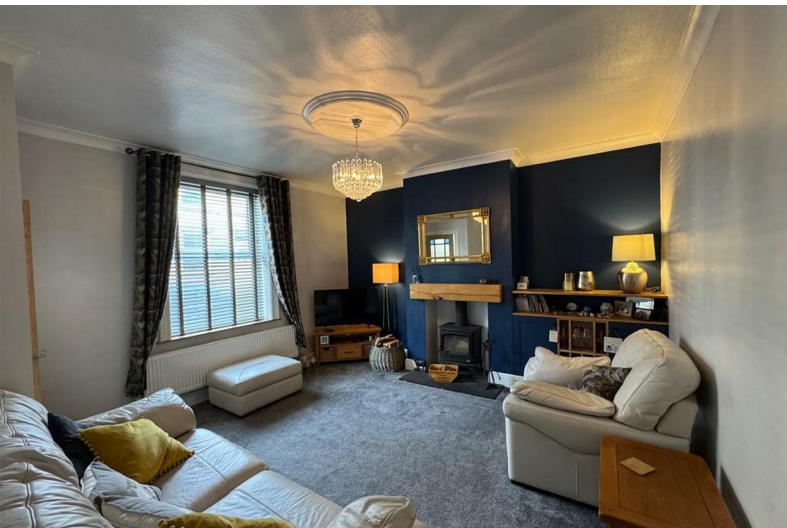




## 4 Gray Street

Hightown, Liversedge, WF15 6NL

£165,000



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\*\*\*THREE BEDROOM MID TERRACE\*\*\*STUNNING HOME\*\*\*LIVERSEGE\*\*\*

NOT TO BE MISSED is this deceptively spacious and very well presented terrace property that would ideally suite a first time buyers. The property benefits from either a small 3rd bedroom or office, gas central heated, upvc double glazed and open views to the rear. Accommodation which comprises of; entrance lobby, lounge, kitchen diner, utility / wc, two first floor double bedrooms and a single / office. Enclosed yard to the rear.

\*\*\*\*\*Contact YORKSHIRE RESIDENTIAL 01924 501333 to arrange a viewing\*\*\*\*\*

## Entrance Lobby

Stairs to first floor accommodation. Radiator.

## Lounge

14'1" x 13'9" (4.29 x 4.19)

Wood burning stove set into chimney breast, built in cupboard and shelving to one alcove. Radiator.

## Cellar Head

Understairs storage space

## Kitchen Area

12'6" x 7'5" (3.81m" x 2.26m")

Modern fitted kitchen with integrated appliances which include, dish washer, automatic washing machine, fridge freezer, oven hob and extractor hood over. Laminate wooden flooring and radiator.

## Dining Area

8'2" x 4'7" (2.49m" x 1.40m")

matching flooring from the kitchen, inset spot lighting, radiator and French doors which lead out to the rear patio.

## Utility / WC

2 piece white suite which consists of a low flush wc and wash hand basin into vanity unit. Heated towel rail.

## Landing

Access to the fully boarded with power and lighting and is excellent for storage via pull down ladder.

## Double Bedroom 1

12'7" x 7'8" (3.84m" x 2.34m")

Fitted wardrobes, radiator and views across the valley.

## Double Bedroom 2

8'6" x 8'3" (2.59m" x 2.51m")

Built in wardrobe and radiator.

## Single Bedroom 3 / Office

9'6" max x 6'9" (2.90m" max x 2.06m")

Currently used as a dressing room / office but easily made back to a 3rd bedroom. Radiator.

## Shower Room

Three piece white modern suite which consists of a low flush wc, wash hand basin into vanity unit and a walk in shower cubicle. Inset spot lighting and heated towel rail.

## Exterior

Enclosed yard to rear. Shed.



## Road Map



## Hybrid Map



## Terrain Map

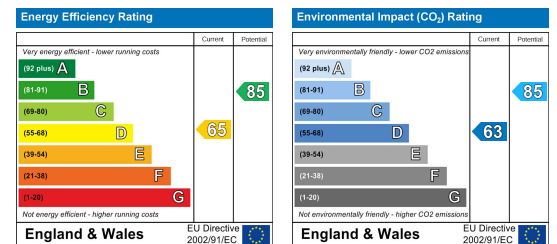


## Floor Plan

## Viewing

Please contact our Birkenshaw Office on 01274 470040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.