



YORKSHIRE RESIDENTIAL  
Sales and Lettings



## 27 Windy Bank Lane

Hightown, Liversedge, WF15 8HA

£230,000



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\*\*\*3 BEDROOM FAMILY HOME\*\*\*FANTASTIC OPEN VIEWS\*\*\*HIGHTOWN\*\*\*

NOT TO BE MISSED! is the lovely semi-detached family home that is position in the highly desirable area of Hightown and has rural open views to the front. The property comprises of; kitchen, inner hallway, WC, lounge, conservatory, 3 x first floor bedrooms and house bathroom. Externally is garden to the front with views, ample parking to the side which could also provide room for a large side extension subject to planning and an enclosed and mostly private landscaped rear garden.

\*\*\*\*\*Call Yorkshire Residential 01924 501333 to arrange a viewing\*\*\*\*\*

## Kitchen

11'9" x 8'7" (3.58m x 2.62m)

Fitted with a range of wall and base units with integrated oven, hob and extractor fan. Plumbing for automatic washing machine, stainless steel sink unit and complementary work top. Radiator and access to the side and rear,

## Inner Hallway

Stairs to first floor accommoation, radiator and inset spotlights.

## Cloaks/WC

Low flush wc and wash hand basin set into vanity unit.

## Lounge

11'5" x 15'0" (3.48m x 4.57m)

Wall lights, radiator and French doors into conservatory.

## Conservatory

8'7" x 9'0" (2.62m x 2.74m)

Views, radiator and French doors to front.

## Landing

Access to loft. Radiator.

## Double Bedroom 1

11'1" x 8'4" (3.38m x 2.54m)

Radiator and views.

## Single Bedroom

9'6" x 6'3" to wardrobes (2.90m x 1.91m to wardrobes) Fitted wardrobes. Radiator, inset spotlight and views.

## Bathroom

6'5" x 4'5" (1.96m x 1.35m)

Three piece white suite comprising low level wc, wash basin set into vanity unit and panelled bath with shower over and screen. Fully tiled.

## Double Bedroom 2

8'7" x 11'6" max (2.62m x 3.51m max)

Storage cupboard and radiator.

## Exterior

Enclosed easy to maintain paved patio area to the front with ample off road parking to the side or



alternatively for extension subject to planning.  
The rear being recently landscaped and mostly private.



## Road Map



## Hybrid Map



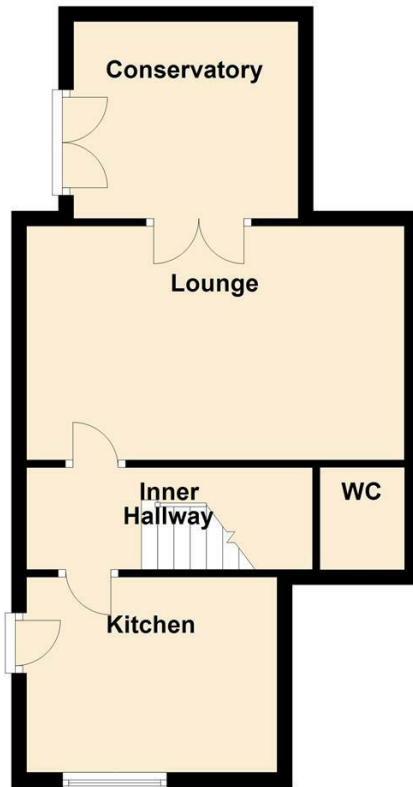
## Terrain Map



## Floor Plan

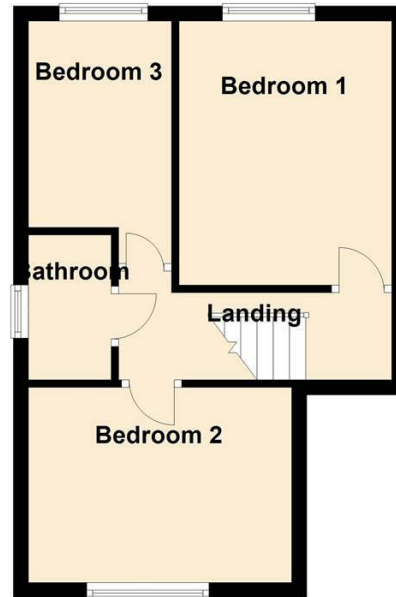
### Ground Floor

Approx. 40.0 sq. metres (430.4 sq. feet)



### First Floor

Approx. 33.5 sq. metres (360.2 sq. feet)

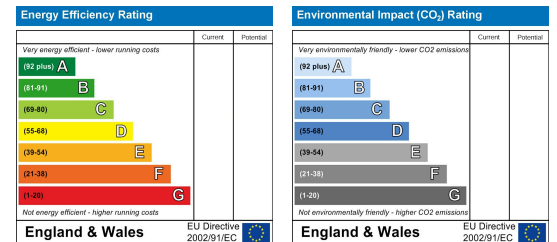


Total area: approx. 73.4 sq. metres (790.6 sq. feet)

## Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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