



## 49 Fountain Drive, Liversedge, WF15 7PY

### Asking price £254,950

CityRise are delighted to bring to market this beautifully modernised 2-Bedroom True Bungalow, ideally located in the ever-popular residential area of Roberttown. Recently updated throughout, this stylish home offers a fresh, modern interior and a perfect blank canvas for buyers to make their own. The property features a private, south-facing garden—low maintenance and ideal for enjoying the sun in peace and quiet.

Internally, the bungalow briefly comprises:

A welcoming Entrance Hall,  
A brand new, contemporary Kitchen,  
A bright and spacious Lounge,  
Two well-proportioned Bedrooms, and  
A modern Bathroom with a walk-in shower.

Externally, there's a private driveway and an attached single garage with an electric door, also accessible from the rear.



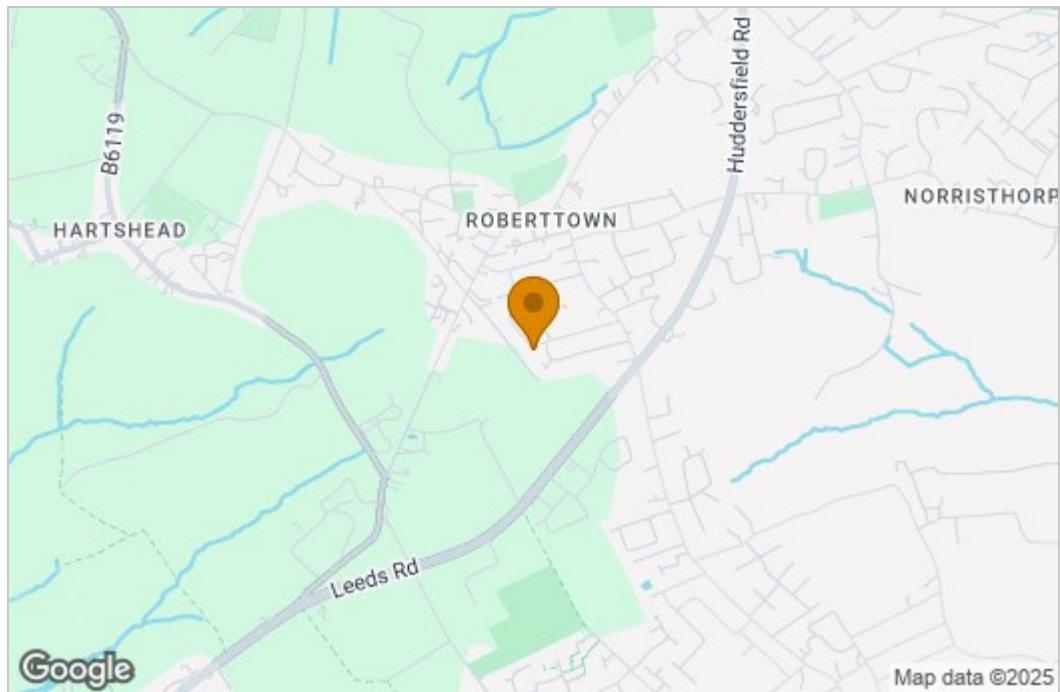
## Floor Plan

GROUND FLOOR  
780 sq.ft. (72.5 sq.m.) approx.

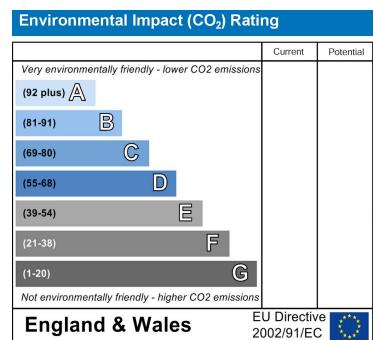
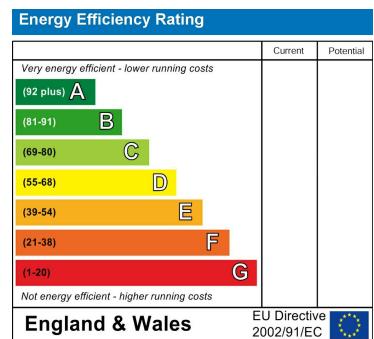


TOTAL FLOOR AREA: 780 sq.ft. (72.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, rooms, windows and doors are taken from the original drawing and are not intended for any precise measurement or ratio-dimensions. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is the responsibility of the purchaser to have an independent survey carried out and to have the dimensions checked by a surveyor before any offer is made.

## Area Map



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.