



17 Spring Bank Drive  
Liversedge



Yorkshire's  
**Finest**  
*A Collection of Yorkshire's Finest Homes*



## 17 Spring Bank Drive

Liversedge

£400,000

A VERY RARE & EXCITING OPPORTUNITY HAS ARISEN TO PURCHASE THIS FOUR/FIVE BEDROOM EXTENDED DETACHED WHICH IS IDEAL FOR GROWING FAMILIES. THIS VERSATILE HOUSE WITH AMPLE SIZED FOOTPRINT COULD BE ADAPTED TO SUIT MOST PURCHASER REQUIREMENTS AND INCLUDES FOUR FIRST FLOOR BEDROOMS PLUS AN OCCASIONAL ROOM WHICH COULD EASILY BE CONVERTED TO CREATE A FUNCTIONAL FIFTH BEDROOM.

The house has a sizable living room, play room/study and conservatory on the ground floor alongside a modern kitchen and WC. On the first floor the master bedroom has an en suite bathroom with a separate modern family shower room. It is offered at a REALISTIC ASKING PRICE by motivated sellers and occupies a good sized plot with lawned garden area to the front, driveway leading to single detached garage and landscaped

paved and lawned garden areas to the rear. The house sits in this highly popular location close to the well regarded local schools and benefits from uPVC double glazing and gas central heating.

### **ENTRANCE HALL**

Having useful storage cupboard.

### **KITCHEN**

13' 5" x 10' 5" (4.09m x 3.18m)

Range of wall and base units with complimentary worktop and island unit. Inset sink and mixer tap. Integral electric oven and hob. Plumbing for auto washer. Access to .....

### **SIDE ENTRANCE**

With WC off

### **LIVING ROOM**

22' 1" x 14' 1" (6.73m x 4.29m)

Superb entertaining room with feature fireplace and living flame gas fire. Sliding doors leading to conservatory and double glazed doors to dining room.

### **CONSERVATORY**

12' 1" x 11' 6" (3.68m x 3.51m)

Double doors to the garden.

### **PLAY ROOM/STUDY**

20' 4" x 10' 1" (6.2m x 3.07m)

Large, versatile space with French doors leading to garden.

### **MASTER BEDROOM**

12' 9" x 11' 5" (3.89m x 3.48m)

Window to front allowing views over the valley.



## BEDROOM 2

11' 6" x 10' 4" (3.51m x 3.15m)

Useful storage cupboard.

## BEDROOM 3

10' 5" x 9' 2" (3.18m x 2.79m)

Giving access to...

## OCCASIONAL BEDROOM

10' 8" x 10' 2" (3.25m x 3.1m)

Please note that bedroom three and this occasional room could be opened up to create one large bedroom or a corridor could be placed in bedroom three giving a room size of 2.8m x 2.5m (approx) and giving access to a functional fifth bedroom.

## BEDROOM 4

7' 8" x 7' 1" (2.34m x 2.16m)

## SHOWER ROOM

Modern three piece suite including walk-in glazed shower cubicle, WC and sink. Tiled walls and floor. Chrome heated towel rail.

## EXTERIOR

The property occupies an elevated position with a lawned garden area to the front, a block paved driveway providing ample off street parking and leading to single garage. To the rear is a landscaped garden with sizable lawned area and paved patio with tiered

section leading up a slope.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band D

EPC: C

What3Words: handover.music.energy

## UTILITIES

Gas: Mains

Electric: Mains

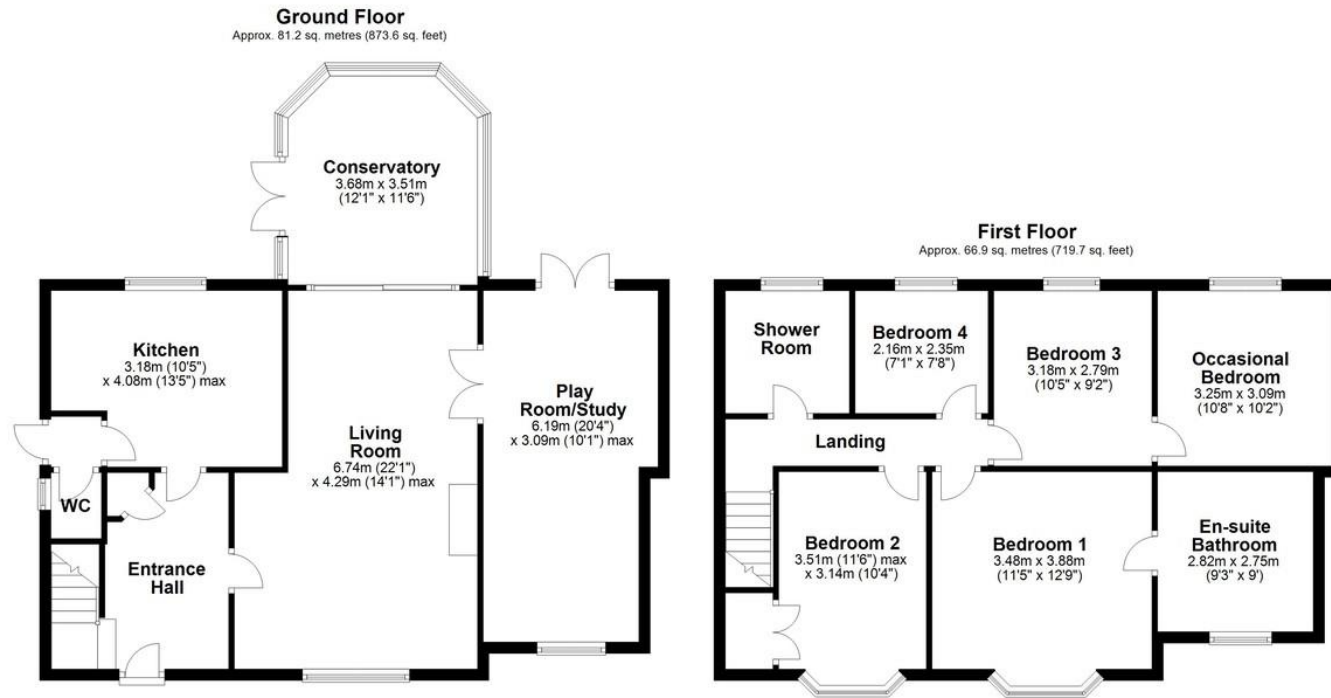
Water & Drainage: Mains

Heating: Gas

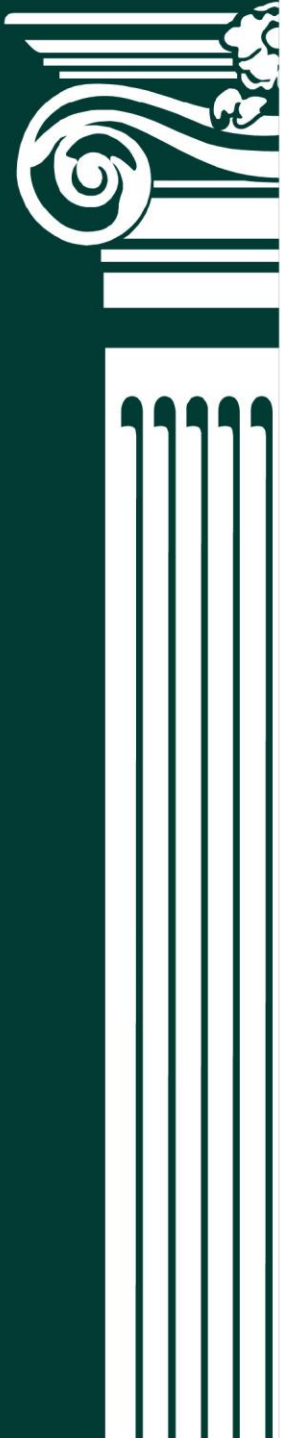
Broadband: Fibre

Mobile Coverage: 4G/5G Available - check with your provider.





Total area: approx. 148.0 sq. metres (1593.3 sq. feet)





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