whitegates









Victoria Road, Liversedge, WF15

3 2 2 EPC E

Asking Price: £445,000

Freehold



Victoria Road, Liversedge, WF15 7DW

3 bedrooms
2 bathrooms
2 reception rooms

Asking Price: £445,000

- Three-bedroom detached home
- Extremely generous plot
- Extensive front, side & rear gardens
- Double garage & ample parking
- Spacious, versatile accommodation
- Further extension potential

Council Tax Band: E

Ideally positioned close to the sought-after areas of Mirfield and local town centre amenities, this substantial home offers an exciting opportunity for a family looking for space, versatility and the potential to create something truly special.

Externally, the property enjoys excellent kerb appeal, with attractive front gardens, extensive surrounding gardens and a substantial rear garden providing an abundance of outdoor space. To the side is ample off-street parking together with a double garage, while the generous plot offers plenty of scope for landscaping and further development, subject to the necessary permissions.

Internally, the property offers spacious and versatile accommodation throughout. An impressive entrance hallway leads into a generously sized lounge, featuring French doors opening onto a rear balcony overlooking the gardens. The separate dining room benefits from a large front-facing bay window and provides direct access through to the kitchen, which is fitted with an excellent range of units, generous worktop space and a central island. From the kitchen, there is access to a useful utility room, which in turn leads through to the spacious double garage. The kitchen also opens into a fantastic sunroom, complete with a wood-burning stove and enjoying lovely views over the rear garden, making it an ideal space to enjoy throughout the year. Completing the ground







floor is a useful three-piece bathroom, fitted with a bath and shower over.

To the first floor, the landing provides access to three well-proportioned bedrooms, with the principal bedroom offering particularly generous dimensions. A separate WC completes the first-floor accommodation.

There is also exciting potential to extend over the existing double garage, subject to the relevant planning permissions, which could further enhance the first-floor accommodation. However, the property already provides an excellent amount of internal living space and an exceptional plot.

With its generous gardens, substantial accommodation, double garage and further potential, this is a property that offers far more than first meets the eye. An early viewing is highly recommended to fully appreciate the scale, position and potential this impressive home has to offer.

Entrance Hallway

A spacious and welcoming entrance hallway providing access to the ground floor rooms and stairs to the first floor.

Lounge

A generously proportioned reception room featuring a large bay window overlooking the front garden, complemented by French doors to the rear which open onto a charming balcony. The dual-aspect

outlook floods the room with natural light, while a feature fireplace provides an attractive focal point and adds character to the space.

Dining Room

A well-proportioned dining room featuring a large bay window overlooking the front garden, creating a bright and welcoming space. With direct access through to the kitchen, it is ideally suited to both family dining and entertaining.

Kitchen

A spacious fitted kitchen offering an excellent range of wall and base units, ample worktop space and a central island, providing a practical and sociable space.

Utility Room

A practical utility room is conveniently accessed from the side of the kitchen and benefits from plumbing for white goods, as well as housing the property's boiler. A door provides direct access from the utility room into the spacious double garage.

Sunroom

A fantastic, generously sized space enjoying lovely views over the rear garden. The room provides a versatile and inviting area for relaxing or entertaining, while the log burner creates a warm and cosy focal point, perfect for the colder months.

Ground Floor Bathroom

A bright and contemporary bathroom fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC. A window provides natural light and ventilation, creating a pleasant and airy space - conveniently positioned on the ground floor.

Principal Bedroom

A particularly generous double bedroom offering plenty of space for a range of furniture and enjoying views over the surrounding gardens.

Bedroom Two

A well-sized double bedroom with ample space for freestanding furniture and a pleasant outlook.

Bedroom Three

A further well-proportioned bedroom offering flexibility for family living, guests or home working.

First Floor WC

A useful separate WC serving the first-floor accommodation.

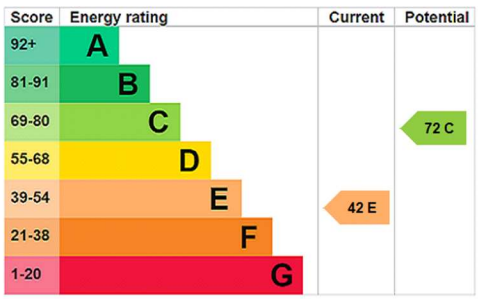
Integral Garage

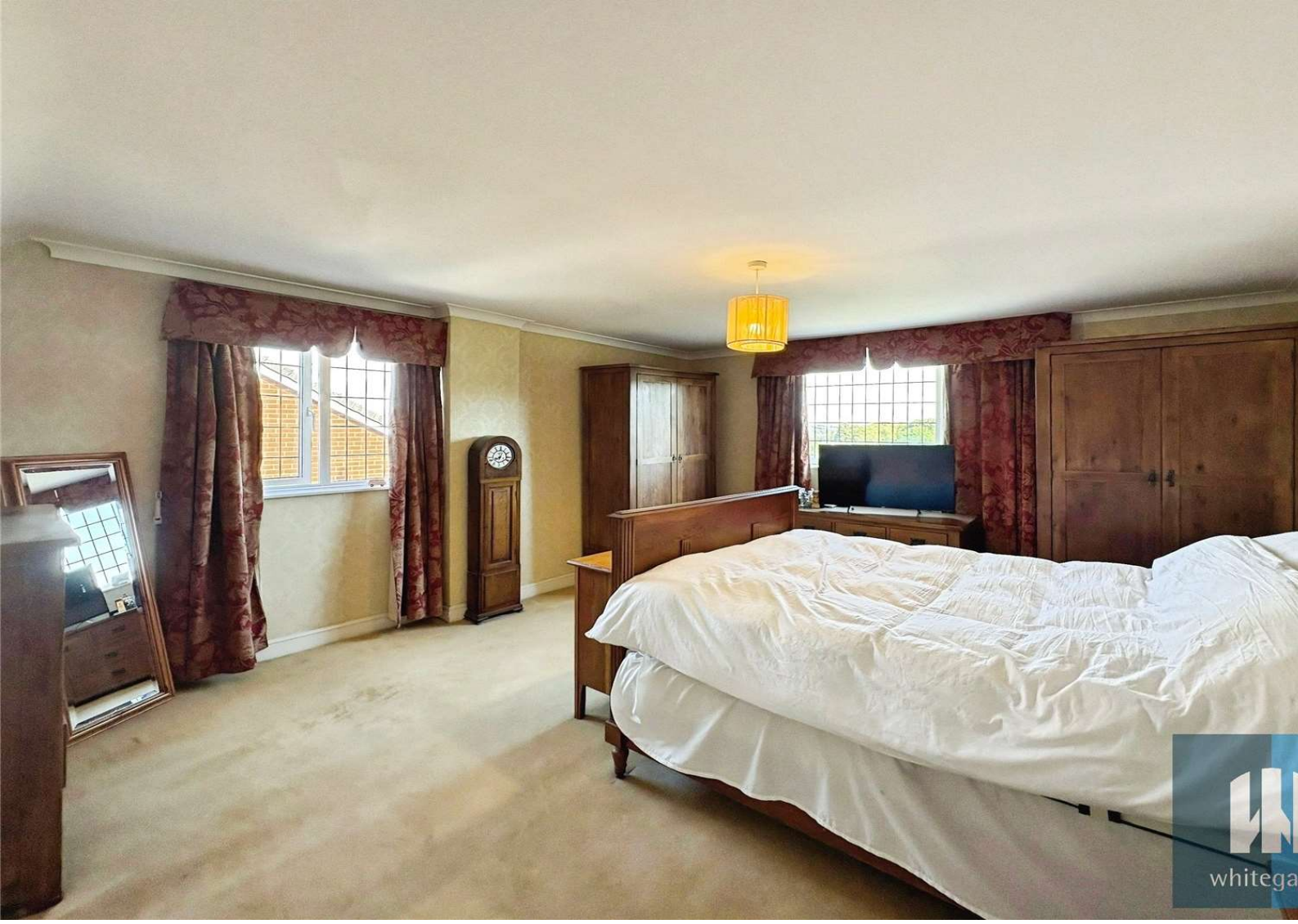
An exceptionally spacious double garage, benefiting from an electric up-and-over garage door and providing excellent space for secure parking, storage and additional uses.

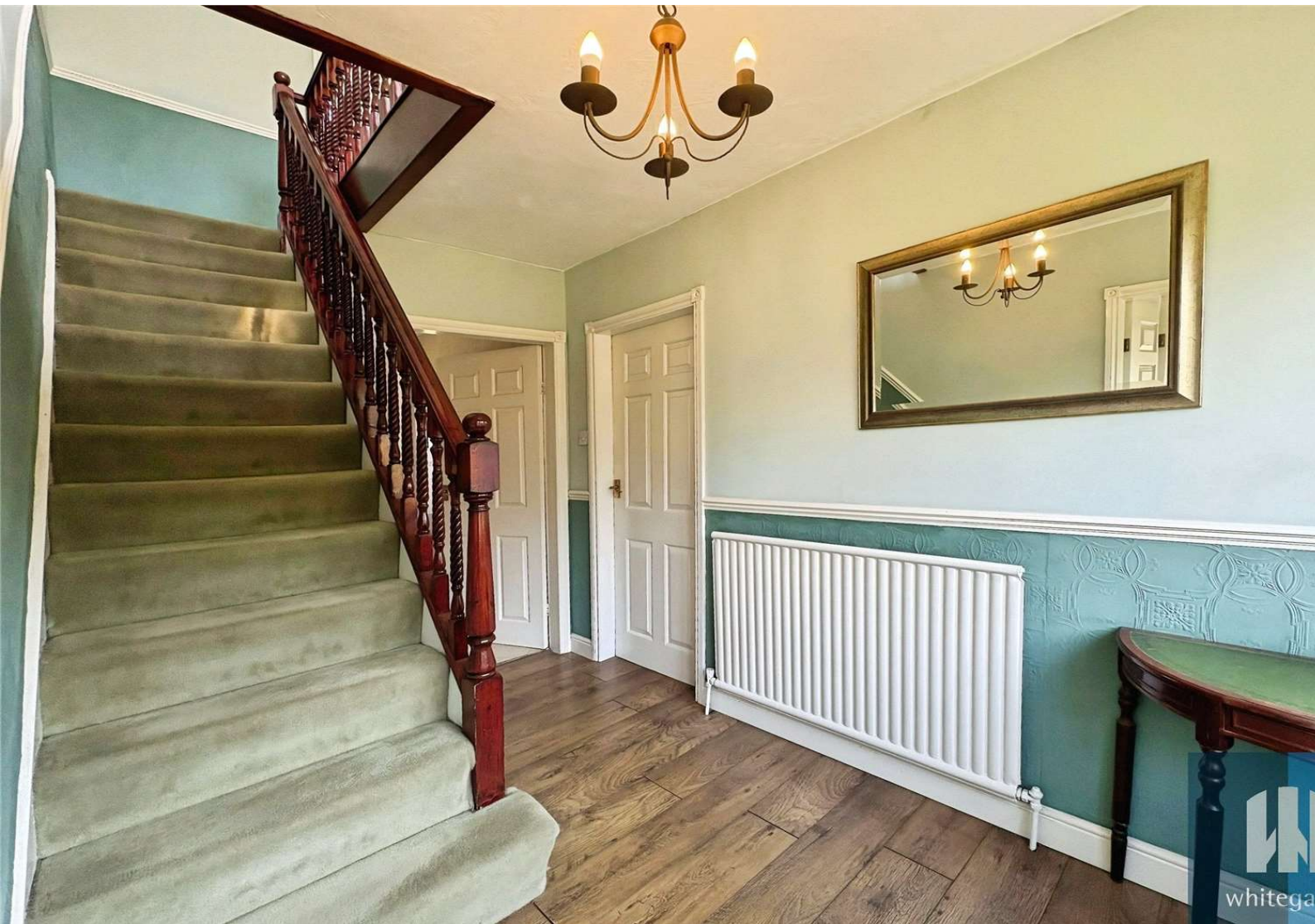




















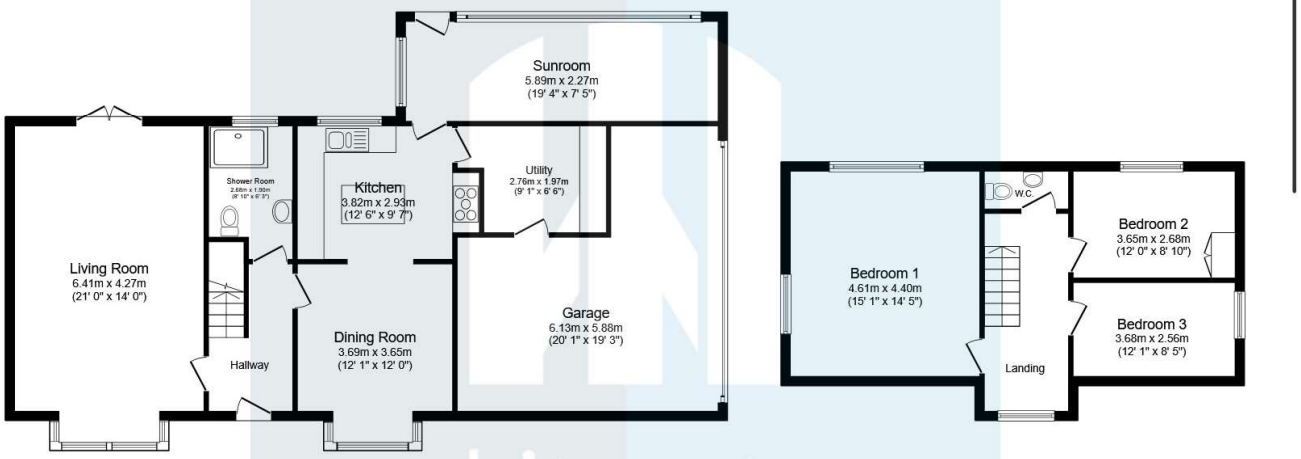








Liversedge



Total floor area: 168.8 sq.m. (1,817 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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The Property Ombudsman