



7 Lumb Lane, Roberttown, Liversedge, WF15 7QH

IMMACULATELY PRESENTED, one bedroom, first floor apartment located in this highly popular location in Roberttown. Handily located for the local amenities, the apartment has a **STYLISH & CONTEMPORARY FINISH** which has been fully refurbished by the current owners and warrants an internal inspection. Being sold as a **FREEHOLD** with no superior freeholder or excessive service charge it makes an ideal buy for a downsizer or FTB and comprises communal ground floor entrance, hall, open plan living kitchen with modern integral units, stunning shower room and double bedroom. Benefits from GCH, uPVC DG and allocated parking space.

Asking Price £130,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk

Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

f [RWEstateAgents](#) **t** [@robertwatts_](#)

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GROUND FLOOR ENTRANCE Communal entrance leading to first floor.

HALL

LIVING / KITCHEN 15'9" x 14'9" max (4.8m x 4.5m max)

Open plan living kitchen with feature media wall and contemporary style enclosed glazed electric fire.

KITCHEN Modern range of wall and base units, complimentary worktops, inset sink and mixer tap. Integral NEFF microwave, NEFF fridge freezer and dishwasher, oven and electric hob and extractor. Wall mounted boiler.

BEDROOM 12'10" x 10'2" max (3.9m x 3.1m max)

Fitted Wardrobes.

SHOWER ROOM Modern three-piece bathroom suite with glazed walk-in shower, WC, Vanity sink. tiled walls and plumbing for a washing machine. Useful storage cupboard.

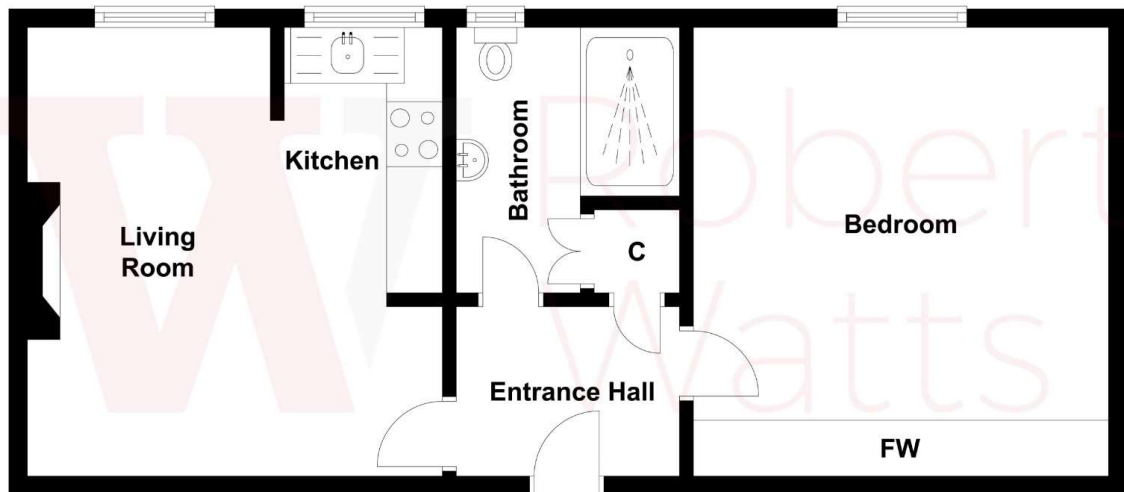
OUTSIDE Communal gardens with allocated parking space.

PLEASE NOTE The property is sold as effective freehold as the owners own the freehold with the other owners in the block and have their own management company - please ask for further details on this and service charge which is currently £600 pa.

GENERAL Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		