



Apartment 4, Parkview Court, 149 Halifax Road, Liversedge, WF15 6NU

Well presented, TWO BEDROOM ground floor apartment which is ready to move straight into. This exclusive modern development has been finished to a high standard and a contemporary style with quality fittings throughout. The apartment is uniquely FREEHOLD within a commonhold site so there are no excessive service charges or ground rents. Offering a more affordable alternative for BUNGALOW BUYERS it comprises hall, lounge with open plan integral kitchen, two bedrooms and shower room. Communal gardens for residents to enjoy and parking area. Conveniently located within close proximity to local amenities, public transport links and motorway access. Underfloor heating & uPVC DG. EPC - B.

Asking Price £150,000

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ENTRANCE HALL Hallway with walk-in storage cupboard.

OPEN PLAN LIVING KITCHEN 21' x 11'2" max (6.4m x 3.4m max)

Dual aspect room.

KITCHEN AREA Modern range of wall and base units, complimentary worktops and inset sink with mixer tap. Integrated washer/dryer, 'AEG' oven and four ring electric hob with extractor fan. Integrated fridge/freezer. Spot lights.

BEDROOM ONE 12'2" x 8'2" max (3.7m x 2.5m max)

Fitted wardrobes.

BEDROOM TWO 11'2" x 6'11" (3.4m x 2.1m)

SHOWER ROOM Modern three piece suite comprising glazed shower cubicle, sink and WC. Anti-mist mirror and tiled walls and floor.

EXTERNAL Allocated parking space and communal garden area with pleasant private decked garden to front.

TENURE Commonhold so all five owners jointly own the freehold. Park View Court has been built with community living in mind and low costs for all. The owners contribute to the maintenance of the development currently £360 per annum per apartment. Budgets and savings are controlled by the owners. This charge covers buildings insurance, gardening, lighting and maintenance. If you have any further questions please do not hesitate in contacting the office.

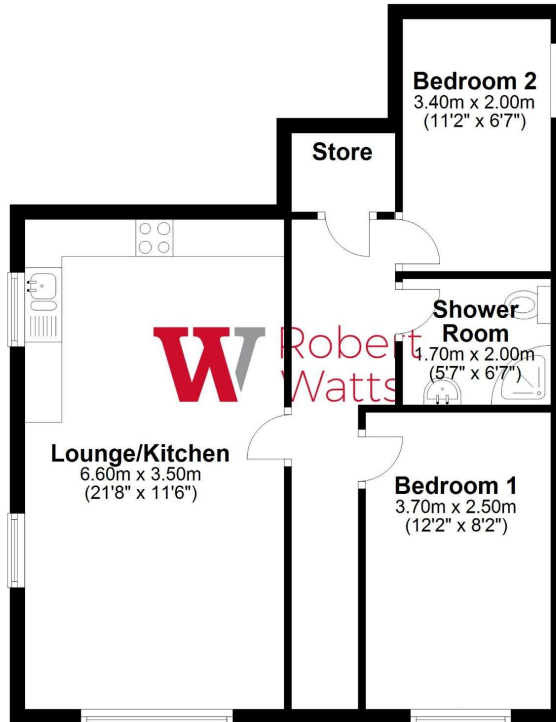
Council Tax Band A

EPC - B

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.



Ground Floor



Please note this is a guide only and should not be relied on for accurate measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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