



13 Lincs Wold, Liversedge, West Yorkshire, WF15 8JL

Situated in a popular cul-de-sac position is this AFFORDABLY PRICED, semi detached house. Making an IDEAL FAMILY HOME offering easy access to the local schools and courtyards with three bedrooms and two reception rooms the house is sold with NO CHAIN. Comprises hall, lounge/dining area, kitchen and wet room with low maintenance gardens to front and rear and off street driveway parking. Benefits from GCH & uPVC DG. EPC - TBC.

Asking Price £175,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk
Cleckheaton Office: Churchill House, Northgate, Cleckheaton, BD19 3HH

f RWEstateAgents **t** @robertwatts_

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HALLWAY

THROUGH LOUNGE/DINING ROOM Feature fireplace with built in gas fire. uPVC French doors leading to the garden.

KITCHEN 10'4" x 8'5" max (3.15m x 2.57m max)

Well equipped kitchen with a range of base and wall units, worktops and inset sink unit. Integral oven, hob and extractor with plumbing for washing machine.

LANDING

BEDROOM 1 12' x 10'9" (3.66m x 3.28m)

BEDROOM 2 12'7" x 11'9" (3.84m x 3.58m)

BEDROOM 3 7'7" x 6'1" (2.3m x 1.85m)

WET ROOM/W.C. Adapted for disabled use with shower, WC and sink.

OUTSIDE Driveway parking to the side with car port and pleasant low maintenance gardens to the front and rear.

TENURE Freehold

Council Tax Band B

EPC - TBC

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.





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