



1 Industrial Street, Liversedge, West Yorkshire, WF15 6NW

Offered with NO CHAIN is this AFFORDABLE and well presented, 1/2 bedroom mid terrace house located in this popular area of Hightown. Ideal for FTB or INVESTORS and offering a VERSATILE FOOTPRINT over four floors, it could be easily adapted to create a second usable bedroom as the first floor room, which is large enough and gives access to the second floor bedroom, could be partitioned off. Comprises lounge with kitchen area, cellar, first floor lounge/occasional room, second floor double bedroom and shower room. Benefits from GCH & uPVC DG. EPC - E.

Asking Price £90,000

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ENTRANCE HALL

LOUNGE 15'1" x 13'1" max (4.6m x 4m max)

Open plan lounge and kitchen area with fireplace.

KITCHEN AREA Range of wall and base units incorporating contrasting work top, sink and mixer tap. integral electric oven, gas hob plus extractor. Plumbing for auto washer.

CELLAR Vaulted cellar.

LOUNGE/OCCASIONAL ROOM 15'1" x 12'10" max (4.6m x 3.9m max)

This room is large enough to be partitioned off to create a corridor to the second floor so this room could be classed as a useable bedroom.

BEDROOMTWO 15'1" x 8'6" max (4.6m x 2.6m max)

Having two fitted wardrobes.

Please note another corridor to the shower room must be created here if there is a second bedroom on the first floor.

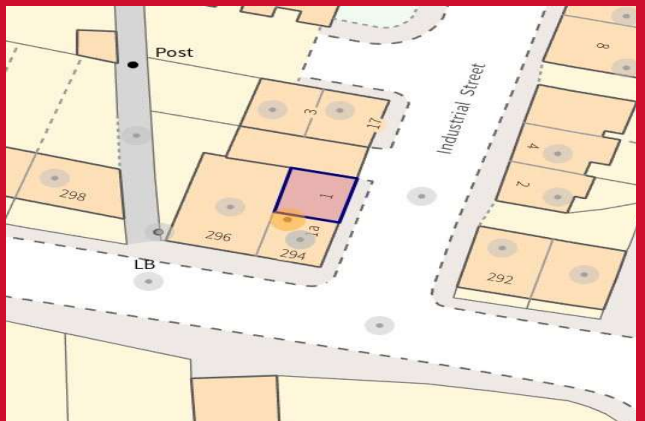
EN SUITE Three piece suite comprising glazed shower cubicle, wc and hand wash basin. Wall mounted boiler.

TENURE Freehold

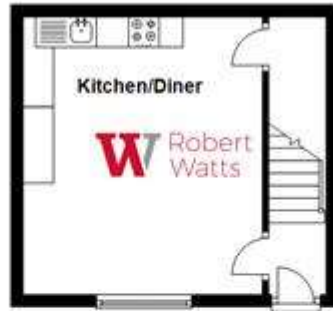
Council Tax Band A

EPC - E

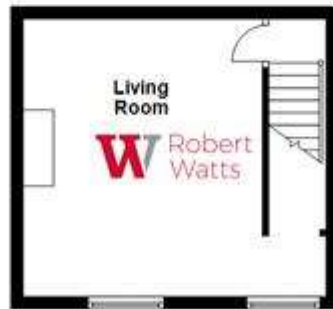
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



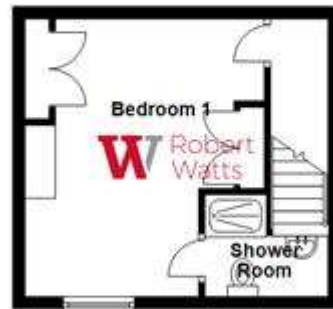
Ground Floor



First Floor



Second Floor



Please note this floor plan is not to scale and should not be relied on as a basis to let this property.
Plan produced using PlanUp.