



93 Darley Road, Liversedge, West Yorkshire, WF15 6QZ

Situated in this highly POPULAR & ACCESSIBLE location, in the catchment area of well regarded schools and adjacent to the well-used Greenway cycle/footpath, this THREE BEDROOM end townhouse will be of particular interest to FTB's and young families or even 'down-sizers'. Well presented throughout and offered at an affordable asking price, the house is sold with NO CHAIN and comprises hall, lounge, breakfast kitchen, three first floor bedrooms and modern bathroom. Externally there is a lawned garden to the front and the rear with an open aspect. Benefiting from a car parking space, uPVC DG and electric heating.

Asking Price £170,000

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HALL

LIVING ROOM 14'5" x 10'10" max (4.4m x 3.3m max)

Living flame gas fire set within a modern fire surround.

DINING KITCHEN 13'9" x 9'6" max (4.2m x 2.9m max)

Modern range of wall and base units with inset stainless steel sink and mixer tap, 4 ring gas hob over inset twin oven. Plumbed for automatic washing machine. Rear door.

FIRST FLOOR

BEDROOM ONE 11'10" x 7'7" max (3.6m x 2.3m max)

Double bedroom.

BEDROOM TWO 9'10" x 7'7" + robes (3m x 2.3m + robes)

Double bedroom with fitted robes.

BEDROOM THREE 6'7" x 5'11" + doorway (2m x 1.8m + doorway)

Storage cupboard.

BATHROOM White three piece modern suite comprising WC, hand wash basin and bath.

FRONT GARDEN Located on a good sized, end plot with lawned garden to front. Steps leading to front door. Outside lights and tiered, spacious rear garden, patio area and timber garden shed. Resident parking space.

REAR GARDEN Outside lights and tiered spacious rear garden, patio area and timber garden shed.

Tenure: Freehold

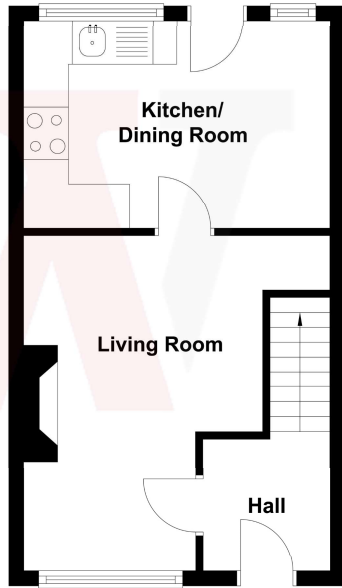
Council Tax Band: B

EPC Rating: E.

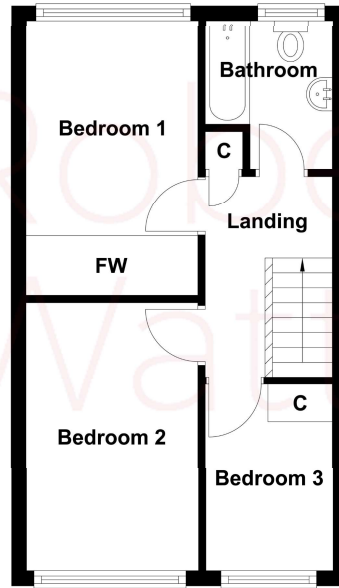
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	