



44 Radulf Gardens, Liversedge, West Yorkshire, WF15 6AT

IMMACULATE four bedroom, modern mid-townhouse offering a **STYLISH & CONTEMPORARY FINISH** throughout. Fully refurbished by the current owners with quality fixtures and fittings, the house is situated in this popular location in Liversedge offering easy access to the local amenities including the 'Spenn Valley Leisure Centre', the 'Greenway' circle/footpath and the well regarded schools, making it a great **FAMILY BUY**. Comprises hall, WC, lounge, dining kitchen, three first floor bedrooms and bathroom and overall master ensuite bedroom on the second floor. Driveway parking to the rear with landscaped rear garden with artificial lawn and decking. Benefits from GCH, uPVC DG & alarm. EPC - C.

Asking Price £225,000

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ENTRANCE HALL

LIVING ROOM 14'5" x 12'10" max (4.4m x 3.9m max)

Feature fireplace with contemporary style glazed living flame electric fire. Under stairs storage.

KITCHEN DINER 15'9" x 8'2" max (4.8m x 2.5m max)

Range of modern wall and base units, contrasting granite worktop and one-and-a-half bowl sink with mixer tap. Integrated electric oven and induction hob with extractor fan. Integrated dishwasher. French doors to garden. Tiled floor and metro wall tiling. Cupboard housing boiler.

GUEST CLOAKROOM WC and vanity sink. Tiled flooring.

LANDING Contemporary style and stunning oak handrail and glazed balustrades.

BEDROOM TWO 9'6" (2.9) x 9'2" (2.8) plus doorway

BEDROOM THREE 8'10" x 8'2" (2.7m x 2.5m)

With cassette blinds on window.

BEDROOM FOUR 7'3" x 6'3" (2.2m x 1.9m)

BATHROOM Modern three piece wet room with glazed shower screen, vanity sink and WC. Tiled walls and floor.

BEDROOM ONE 15'1" (4.6) x 12'6" (3.8) plus recess

Second Floor bedroom. Fitted wardrobes and storage cupboard. Wall mounted TV point.

ENSUITE BATHROOM Modern three-piece suite comprising glazed shower cubicle, vanity sink & WC. Vanity mirror. Tiled walls and floor.

EXTERNAL Driveway providing off road parking to the rear. Lawned area to front and pleasant low maintenance artificial lawned and decked garden to rear which is a great place to entertain.

PLEASE NOTE The ground floor of the house flooded in 2019 the last time the adjacent Spen Beck flooded. Whilst we understand flood defence works have since been carried out we would recommend all interested parties make sufficient enquiries to satisfy themselves on this before purchase as it could affect obtaining a mortgage or insurance.

TENURE Leasehold - 999 years from March 2004

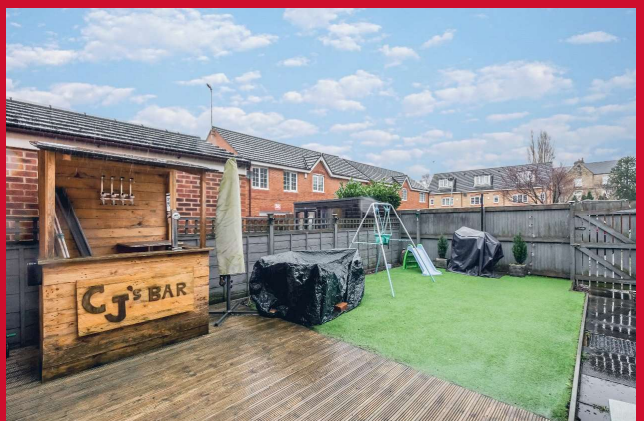
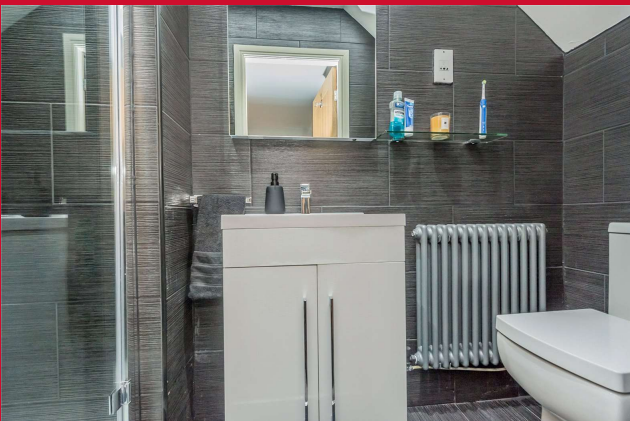
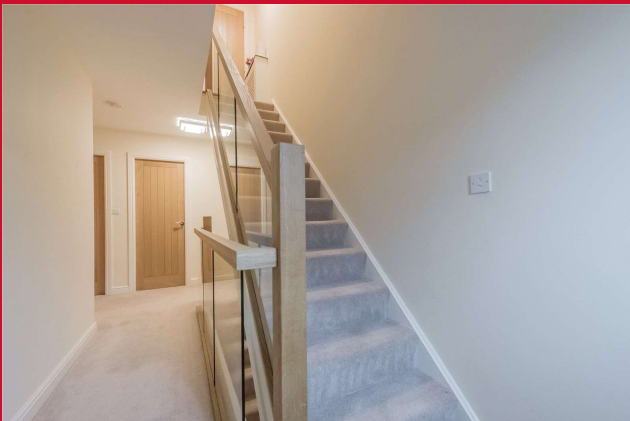
Ground rent £80 per annum

Service charge £380 pa

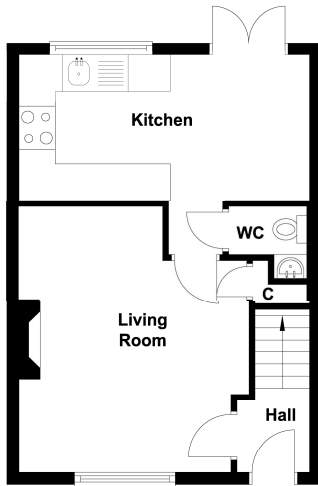
Council Tax Band C

EPC Rating - C

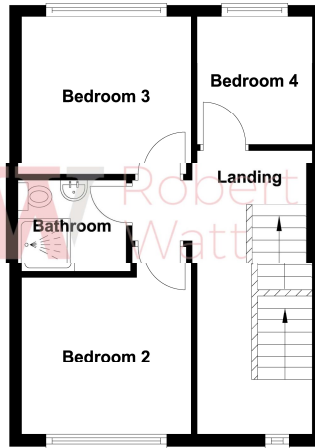
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



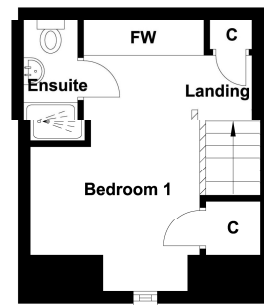
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	72	
(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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