



22 Lonsdale Terrace, Liversedge, West Yorkshire, WF15 6LE

Situated on this quiet row in the popular area of Liversedge, this 1-2 bedroomed front back-to-back property is ideal for **FIRST TIME BUYERS** and **INVESTORS** alike. Offered at a **REALISTIC ASKING PRICE** and sold with **NO CHAIN**, it is handily located for both Cleckheaton and Heckmondwike and the well regarded local schools. Comprises lounge with kitchenette, useful cellar, main bedroom, box room and bathroom with three piece suite. Benefits from GCH & uPVC DG. EPC Rating D.

Asking Price £85,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

f [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **t** [@robertwatts_](https://twitter.com/robertwatts_)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

22 Lonsdale Terrace, Liversedge, West Yorkshire, WF15 6LE

HALLWAY

LIVING ROOM 17'1" x 13'9" max (5.2m x 4.2m max)

Gas fire and understairs storage.

KITCHEN AREA Wall and base units, worktop with one-and-a-half bowl sink and mixer tap. Integrated oven with four-ring gas hob and extractor fan. Wall mounted boiler. Plumbing for washing machine.

CELLAR

BEDROOM ONE 11'2" x 10'6" (3.4m x 3.2m)

OCCASIONAL ROOM Boarded loft room with light.

BATHROOM Three piece suite comprising bath with shower extension over and glazed screen, WC and hand wash basin. Tiled walls and floor. Storage cupboard.

TENURE Freehold

Council Tax Band A

EPC Rating - D

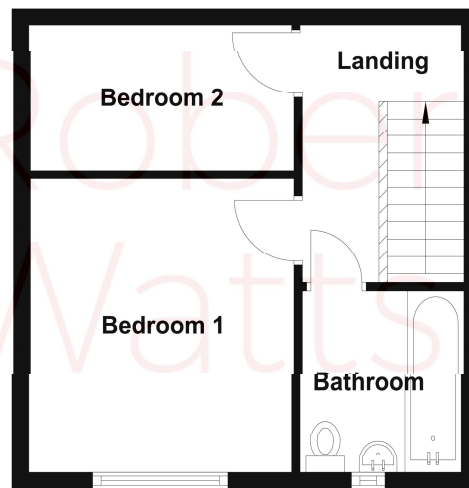
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		
(69-80) C		80
(55-68) D	63	
(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	

01274 878878
 cleckheaton@robertwatts.co.uk
robertwatts.co.uk
 Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark