



## 379 Norristhorpe Lane, Liversedge, West Yorkshire, WF15 7BL

FAST TRACK SALE - QUICKER COMPLETION: Ask for further information.

WELL PRESENTED, traditional through terraced house situated in this ever popular location. Offering a modern specification throughout, this THREE BEDROOM house ideally suits FTB's or young families and enjoys a garden/parking area to the rear. Comprises hall, lounge, modern kitchen with breakfast area and integrated appliances, along with a contemporary bathroom with shower and garden to the front. Located within easy reach of well-regarded schooling, local amenities and major road and rail links. Sold with NO CHAIN and benefit from GCH & uPVC DG. EPC - D

**Asking Price £155,000**

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## **ENTRANCE HALL** Hallway

### **LOUNGE 14'5" x 13'1" max (4.4m x 4m max)**

Fireplace and living flame gas fire with marble hearth.

### **KITCHEN 16'1" x 6'3" max (4.9m x 1.9m max)**

Modern range of wall and base units, timber worktop, breakfast bar and inset sink with mixer tap. Integral electric oven and four-ring gas hob with extractor. Plumbing for washer and metro wall tiles.

## **CELLAR**

### **BEDROOM ONE 11'6" x 10'6" max (3.5m x 3.2m max)**

Cast iron fire stove. Alcove cupboard.

### **BEDROOM TWO 10'6" x 9'2" max (3.2m x 2.8m max)**

### **BEDROOM THREE 8'2" (2.5) x 5'7" (1.7) inc bulkhead**

**BATHROOM** Modern three piece suite comprising of bath with electric shower over, vanity sink and WC. Tiled walls and chrome wall mounted towel heater.

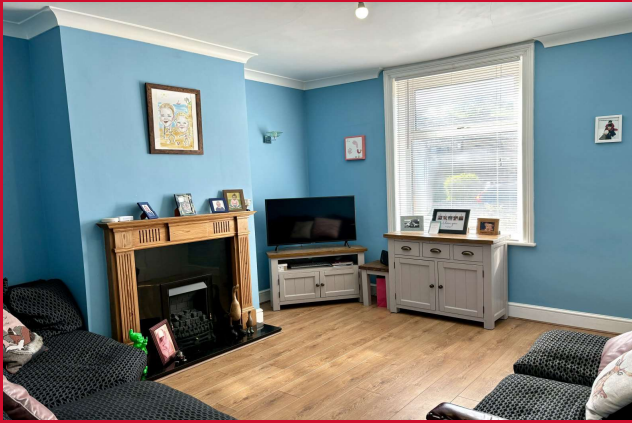
**EXTERIOR** Low maintenance gravelled garden to front with paved driveway/garden to the rear with right of access to this area.

Freehold

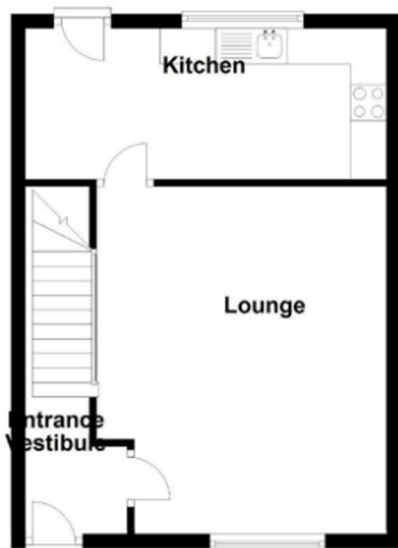
Council Tax Band B

EPC - 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

