



30 Tanner Street, Liversedge, West Yorkshire, WF15 8HB

SWIFT MOVE SALE - QUICKER COMPLETION: Ask for further information.

Offered with NO CHAIN and a motivated vendor is this one/two bedroom rear back to back. Requiring re-modernisation but benefitting from GCH & uPVC DG, it is located in this popular location and is ideal for FTB's investors or downsizers. Comprises hall, lounge, kitchen, double bedroom and occasional room and bathroom. Subject to building regulations, it is possible to move the bathroom and the occasional room and create a two bedroom house to maximise the footprint and value. Pleasant low maintenance garden to the front. EPC - E.

Asking Price £70,000

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ENTRANCE HALL Hallway.

LOUNGE 16'9" x 11'2" max (5.1m x 3.4m max)

Fireplace and gas fire.

KITCHEN 6'7" (2) x 4'3" (1.3) + 7'10" (2.4) x 3'7" (1.1) max

L-shaped room with basic wall and base units, worktop and sink with mixer tap. Gas cooker point.

CELLAR With modern wall mounted boiler.

LANDING Storage cupboard.

BEDROOM ONE 12'2" x 10'6" max (3.7m x 3.2m max)

BEDROOM TWO 11'10" x 5'11" max (3.6m x 1.8m max)

Occasional room with borrowed light.

Subject to building regulations, it is possible to move the bathroom into the occasional room and create a second bedroom with a window to maximise the footprint.

BATHROOM Three piece suite comprising of electric shower and glazed shower screen over bath, WC and hand wash basin.

EXTERIOR Pleasant low maintenance gravelled garden to the rear with paved patio seating area.

Please note number 28 has pedestrian access to their house and the side garden area is not included in the Title but has been used by the vendor for 28 years.

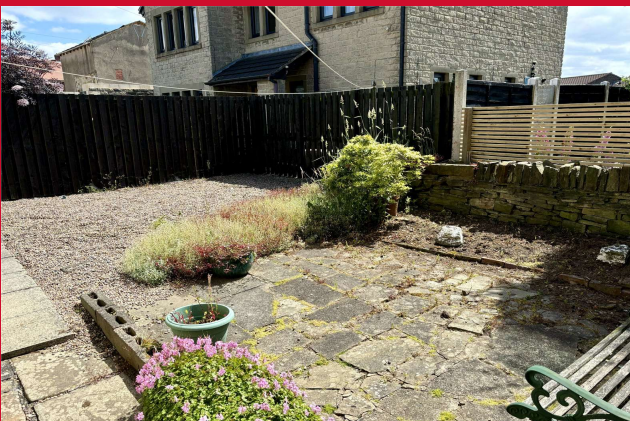
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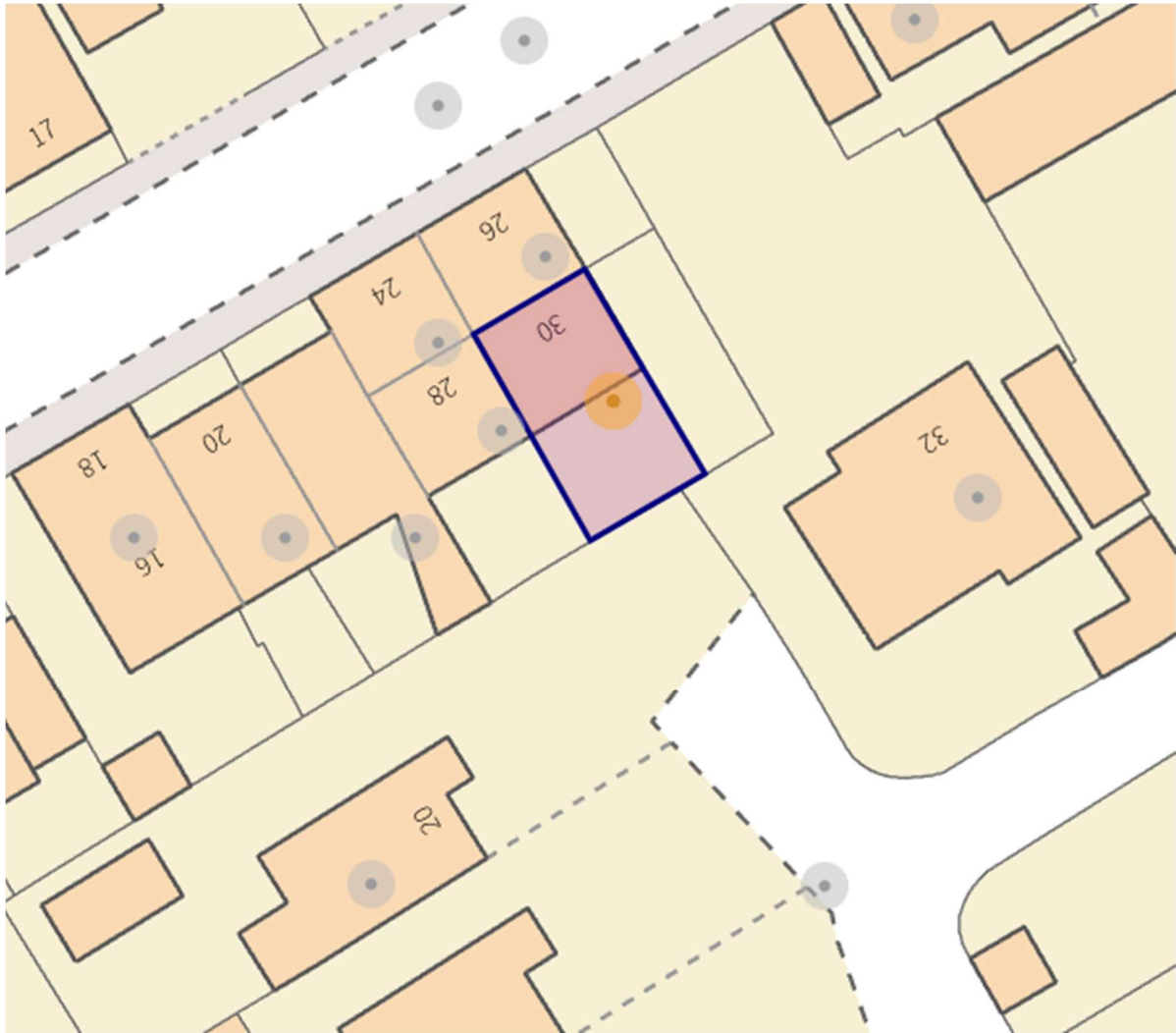
Council Tax Band A

EPC - E

SWIFT MOVE PACK This property benefits from a Swift Move legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to pay £420 (inc VAT) on a non refundable basis before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing to purchase the property.

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.





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