



22 Malthouse Court, Millbridge, Liversedge, WF15 6JZ

**** SALE READY SALE ** QUICKER COMPLETION**

Contact Cleckheaton Branch for further information.

WELL PRESENTED first floor apartment with its OWN GROUND FLOOR ENTRANCE, separate from the main block of apartments. Suitable for FTBs, couples or down-sizers who want single floor living, this ready to move into accommodation has a light and airy, contemporary feel. Comprises ground floor hall, lounge, kitchen with range of integrated appliances, two good sized bedrooms and bathroom. Benefits from an allocated car parking space within communal car park. UPVC double glazing and gas central heating.

Asking Price £125,000

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GROUND FLOOR ENTRANCE

LANDING

Access to part board loft useful for storage.

LIVING ROOM 15'1" x 14'1" max (4.6m x 4.3m max)

Open plan to the Kitchen.

KITCHEN AREA 6'11" x 6'7" (2.1m x 2m)

Wall and base units with breakfast bar, 1.5 bowl inset sink with mixer tap, integrated electric oven and hob with extractor over. Plumbed for automatic washing machine.

BEDROOM ONE 12'10" x 9'10" max (3.9m x 3m max)

Double bedroom with fitted robes.

BEDROOM TWO 10'2" x 9'2" max (3.1m x 2.8m max)

L-shaped room with storage cupboard. Wall mounted boiler

BATHROOM

Three piece suite comprising WC, basin and integral shower with glazed shower screen.

OUTSIDE

Allocated parking space in car park to front and communal gardens.

OTHER INFORMATION

Tenure: The property is LEASEHOLD.

The original lease was for 250 years as at 1.6.2007. 231 years remains.

Ground Rent : £100 per annum (2025-26) Payable in June.

Service Charge : £944 per annum (2025-26) 2 Payments June and January.

Council Tax Band: A

EPC Rating: C

SALE READY PACKAGE

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

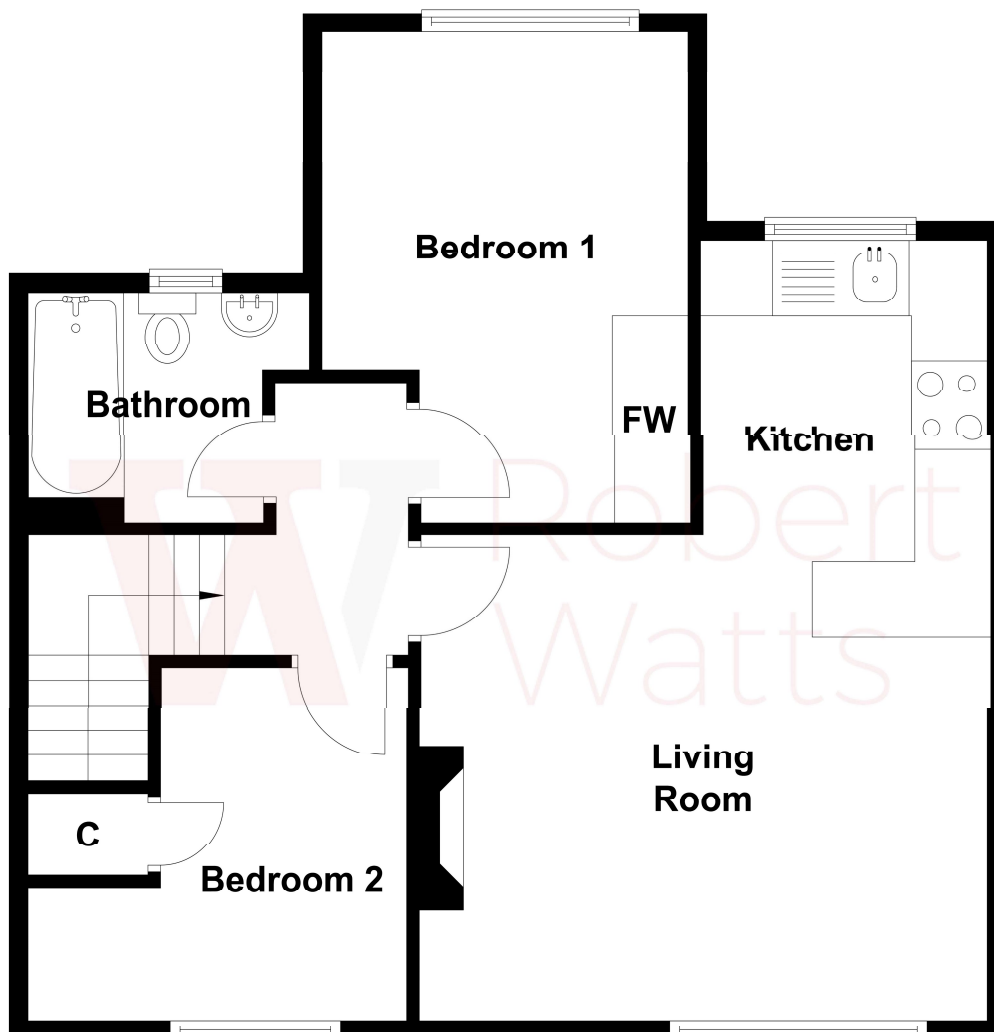
PLEASE NOTE

If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		