



11 Reuben Street, Liversedge, West Yorkshire, WF15 6EJ

A SUPER OPPORTUNITY for both FTB's and INVESTORS has arisen to purchase this well presented TWO BEDROOM, QUARTER TERRACE situated in this highly popular Littletown location. Offering easy access to the local amenities including Spen Sports Centre, the well regarded primary school and local park, the house is affordably priced and is available with NO CHAIN by a motivated seller. Comprises hall, lounge, kitchen, cellar, two bedrooms and bathroom and benefits from a small yard area, GCH & uPVC DG. EPC - D.

Asking Price £105,000

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

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ENTRANCE HALL Feature archway.

LOUNGE WITH KITCHEN 16'9" x 13'5" max (5.1m x 4.1m max)

Open plan lounge/kitchen with separating half wall. Recessed chimney breast with inset lighting & electric stove fire.

KITCHEN Wall and base units, worktop and sink with mixer tap. Integral electric oven and hob plus extractor. Plumbing for washer and metro wall tiles.

CELLAR Vaulted cellar with wall mounted boiler at cellar head.

BEDROOM ONE 10'10" (3.3) x 8'10" (2.7) plus robes

With fitted wardrobes.

BEDROOM TWO 9'2" x 5'11" max (2.8m x 1.8m max)

With bulk head.

BATHROOM Three piece suite comprising of bath, with shower over, WC and hand wash basin. Tiled walls and extractor fan.

EXTERIOR Small yard with timber shed to side and on street parking bays.

Freehold

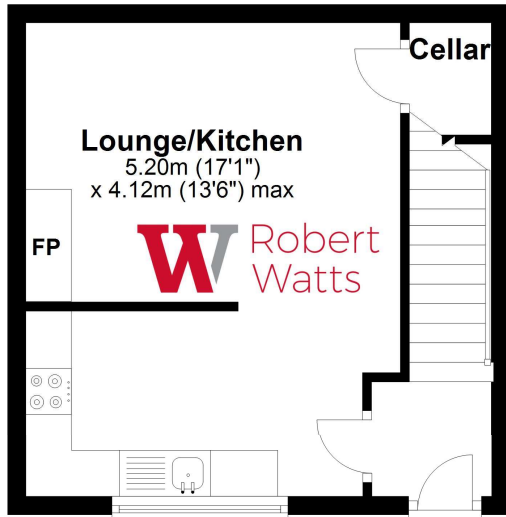
Council Tax Band A

EPC - D

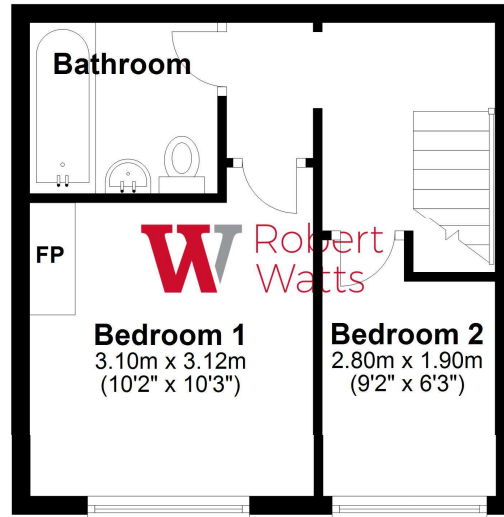
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Please note this is a guide only and should not be relied on for accurate measurements.
Plan produced using PlanUp.

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