



## 117 Union Road, Liversedge, West Yorkshire, WF15 7JE

Perfect for FTB's, downsizers or young families, this FULLY REFURBISHED, two bedroom, rear back to back terrace is an ideal home. Situated on this popular road close to the amenities of both Liversedge and Heckmondwike, this lovely home benefits from an enclosed garden to the front and is sold with NO CHAIN. Offering a high standard finish throughout it comprises hall, open plan lounge with newly fitted kitchen, cellar, two bedrooms and new bathroom. Fully rewired and benefitting from a new boiler, GCH & uPVC DG. EPC - TBC.

**Guide Price £120,000**

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## **ENTRANCE HALL**

### **LOUNGE WITH KITCHEN 16'5" x 13'1" max (5m x 4m max)**

Feature stone fireplace and stone flagged floor.

**KITCHEN** Recently fitted range of wall and base units comprising contrasting worktop, inset sink and mixer tap. Integral electric oven, hob and extractor. Plumbing for auto washer.

## **VAULTED CELLAR**

### **BEDROOM ONE 10'2" x 9'10" max (3.1m x 3m max)**

### **BEDROOM TWO 11'2" x 6'11" max (3.4m x 2.1m max)**

Storage cupboard housing wall mounted boiler.

**BATHROOM** Recently fitted three piece suite comprising bath with integral shower over and glazed screen, WC and hand wash basin. Metro tiled walls and chrome heated towel rail.

**EXTERIOR** Pleasant low maintenance gravelled garden to the front with outside lighting.

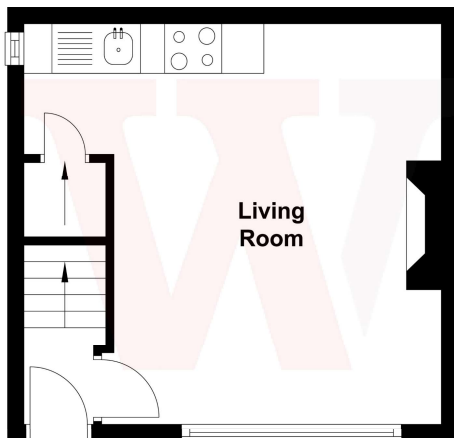
The house also benefits from a fire boarding wall built in the roof space.

Freehold  
Council Tax Band A  
EPC - TBC

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

