



## 104 Church Road, Roberttown, Liversedge, WF15 8BE

\*\* Guide Price £260k - £270k \*\*\* Recently reduced! SWIFT MOVE SALE - QUICKER COMPLETION: Ask for further information.

A super and rare opportunity has arisen to purchase this two bedroom TRUE DETACHED BUNGALOW. Offered with NO CHAIN and requiring updating but priced to reflect it is situated in this highly desirable village location with easy access to the local amenities and lovely countryside walks and is ideal for downsizer buyers. Comprises hall, lounge with dining area, kitchen, two bedrooms and bathroom. Having lawned garden to front low maintenance garden to the rear, ample driveway parking and garage. The property also has great potential to extend or convert the roof space to further accommodation, subject to planning. Benefits from GCH, uPVC DG and alarm.

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**HALLWAY** Hallway with walk-in storage cupboard and wall mounted boiler.

**LIVING ROOM 19'8" x 11'6" max (6m x 3.5m max)**

Fireplace with living flame effect gas fire.

**DINING AREA 8'10" x 8'10" (2.7m x 2.7m)**

**KITCHEN 10'2" x 6'3" max (3.1m x 1.9m max)**

Range of modern wall and base units, worktop and sink with mixer tap. Integrated electric oven and four ring electric hob with extractor fan. Plumbing for washing machine. Metro wall tiles.

**BEDROOM ONE 12'2" x 11'6" max (3.7m x 3.5m max)**

Fitted wardrobes.

**BEDROOM TWO 8'10" x 8'6" (2.7m x 2.6m)**

French doors to garden.

**BATHROOM** Three piece suite comprising shower extension over bath, WC and sink. Tiled walls.

**EXTERNAL** Lawned garden to front. Driveway to side with car port for off street parking leading to single detached garage. Low maintenance garden to rear with open aspect views to the rear.

**ADDITIONAL INFO** Freehold

Council Tax Band D

EPC Rating D

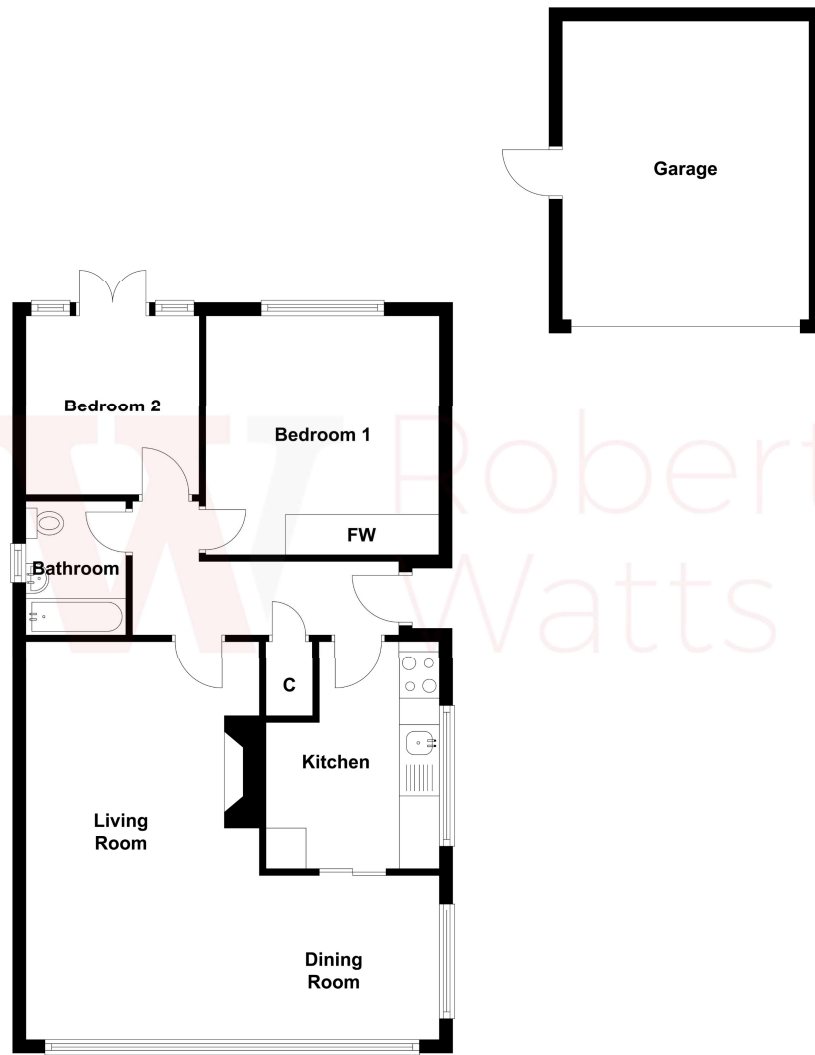
Mortgages - We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**SWIFTMOVE LEGAL 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 sign an agreement to pay £420 inc vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the 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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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