



2 Malthouse Court, Liversedge, West Yorkshire, WF15 6JZ

Robert Watts are delighted to present to the market this well presented ground floor apartment. Suitable for FTB or downsizers this ready to move into accommodation has a light and airy feel and comprises lounge, modern kitchen with range of integrated appliances, two bedrooms and modern specification bathroom. Benefits from car parking space within communal carpark, Upvc double glazing and gas central heating. Early viewing is recommended.

Offers in excess of £120,000

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 Useful cloaks cupboard.

LOUNGE 17'5" x 9'10" max (5.3m x 3m max)

Glazed timber door. Open to.....

KITCHEN 9'6" x 6'11" max (2.9m x 2.1m max)

Modern range of wall and base units incorporating timber work top, sink and mixer tap. Integral electric oven and hob plus extractor. Integral microwave, fridge freezer, auto washer and dishwasher. Tiled walls and porcelain tiled floor.

BEDROOM ONE 13'9" x 10'2" (4.2m x 3.1m)

BEDROOM TWO 10'10" x 7'3" max (3.3m x 2.2m max)

BATHROOM Modern three piece suite comprising bath with integral shower over and glazed shower screen, vanity sink unit and wc. Tiling to walls and floor and chrome heated towel rail.

EXTERIOR The property benefits from one parking space in communal carpark.

PLEASE NOTE The property is sold on a long leasehold basis with a 250 year lease from 1/6/2007. Ground rent is £100 per annum and service charge is £1,362.00 pa. Further details are available on request.

ADDITIONAL INFO Tenure Freehold

Council Tax Band A

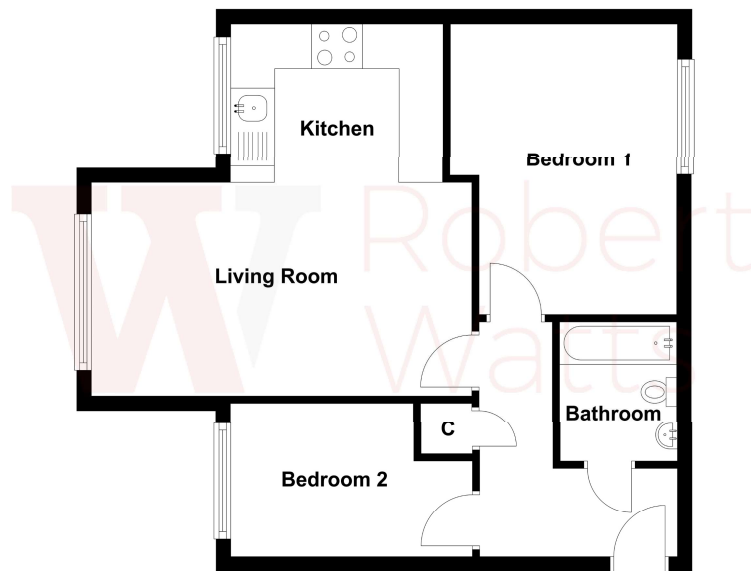
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MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment,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

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

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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