



88 Huddersfield Road, Liversedge, WF15 7NX

**** SWIFT MOVE SALE ** QUICKER COMPLETION**

Contact Cleckheaton Branch for further information.

WELL PRESENTED, two bedroom terraced house ideally suiting FTB's or investors. Conveniently situated for the local amenities, schools and 'Greenway' cycle path. Offering ready to move into space with little upfront cost it comprises hall, lounge, kitchen two bedrooms and modern bathroom. Paved garden to the front with enclosed pleasant garden to the rear with GCH & uPVC DG. There is usually parking available on the on the side road but this is not included on the Title.

Asking Price £115,000

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LIVING ROOM 14'1" x 13'9" max (4.3m x 4.2m max)

Gas fire point. Ceiling Rose.

KITCHEN 11'2" x 5'11" max (3.4m x 1.8m max)

Wall and base units with sink with mixer tap. Gas cooker point. Plumbed for automatic washing machine. Under-stairs storage.

BEDROOM ONE 12'6" x 9'6" max (3.8m x 2.9m max)**BEDROOM TWO 14'1" x 6'11" max plus (4.3m x 2.1m max plus)**

BATHROOM Four piece suite comprising WC, basin, bath and separate glazed shower cubicle.

OUTSIDE Small garden to the front. Pleasant paved rear garden with outhouse storage.

There is usually parking available on the on the side road off Huddersfield Road but this is not included on the Title.

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.

ADDITIONAL INFORMATION Tenure: Freehold

Council Tax Band: A

EPC Rating: D

SWIFT MOVE PURCHASE 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.

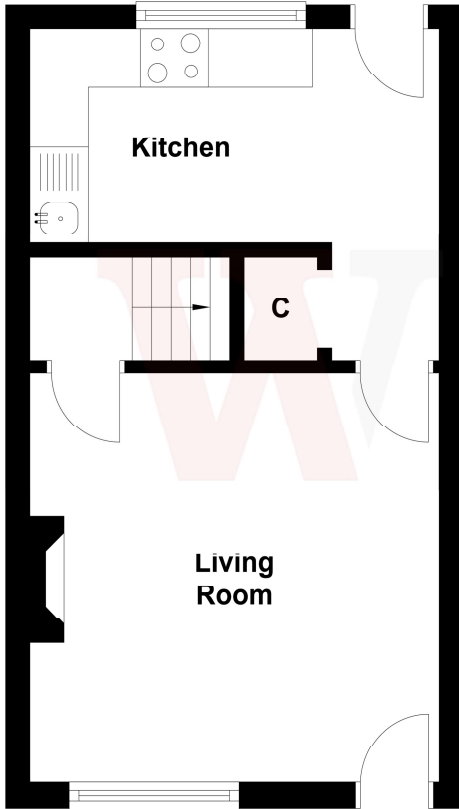
The legal pack is available to view in the branch prior to agreeing to purchase the property.

The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. (A cost a buyer would be normally incur anyway).

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		