



## 524 Halifax Road, Hightown, Liversedge, WF15 8DX

A super opportunity has arisen to purchase this two bedroom, TRUE SEMI-DETACHED semi-bungalow. Located in this highly popular location in Hightown. It ideally suits down-size buyers and whilst some cosmetic improvement is required, it is priced to reflect this and is sold with NO CHAIN. Comprises fully integrated kitchen, lounge, two bedrooms, shower room and conservatory and providing ample parking to the blocked paved driveway, and gardens to front and rear. Benefits from GCH & uPVC DG.

**Asking Price £185,000**

**T** 01274 878878 **E** [cleckheaton@robertwatts.co.uk](mailto:cleckheaton@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)

Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

**f** [RWEstateAgents](#) **t** [@robertwatts\\_](#)

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## **KITCHEN 15'9" x 10'10" max (4.8m x 3.3m max)**

Full range of wall and base units with worktops and inset sink and mixer tap. Integrated microwave, electric oven, gas hob and extractor, fridge and freezer and dishwasher. Pantry cupboard with plumbing for washing machine. Side stable door.

## **LOUNGE 15'9" x 10'10" max (4.8m x 3.3m max)**

Fireplace.

## **INNER HALLWAY**

## **BEDROOM ONE 12'10" x 11'2" (3.9m x 3.4m)**

Double doors to conservatory.

## **CONSERVATORY 10'6" x 8'6" (3.2m x 2.6m)**

Access to rear garden.

## **BEDROOM TWO 9'6" x 7'3" (2.9m x 2.2m)**

**SHOWER ROOM** Three piece suite including glazed shower cubicle, vanity sink and WC.

**GARDEN** Ample blocked paved driveway for off street parking and lawned garden to the front. Garden area to rear.

Tenure: Freehold

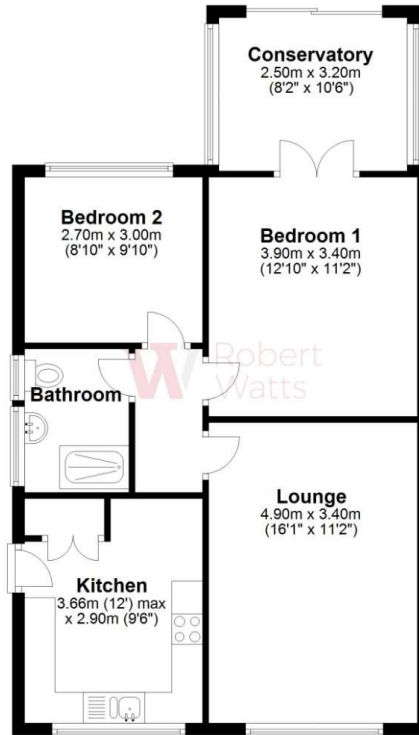
Council Tax Band: B

EPC Rating: 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**



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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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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