



## 34 Firthcliffe Road, Littleton, Liversedge, WF15 6HB

WELL PRESENTED, three bedroom semi detached which makes a GREAT FAMILY HOME. Situated in this ever popular location on the edge of Firthcliffe, it offers easy access to the local schools and amenities and provides a good size footprint. Offering a modern finish and recently re-roofed, it comprises which is ready to move it comprises hall, lounge, dining room, kitchen, three good sized bedrooms and modern four piece bathroom. Occupying a sizeable plot with driveway parking and South facing landscaped rear garden with decking area to the side. Benefits from GCH, uPVC DG and alarm. EPC - C

**Asking Price £155,000**

**T** 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk  
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

**f** RWEstateAgents **t** @robertwatts\_

arla | propertymark naea | propertymark

# 34 Firthcliffe Road, Littletown, Liversedge, WF15 6HB

**ENTRANCE HALL** Useful understairs storage cupboard.

**LOUNGE 14'1" x 12'2" max (4.3m x 3.7m max)**

Having fireplace.

**DINING ROOM 12'10" x 11'6" max (3.9m x 3.5m max)**

Having a fireplace.

**KITCHEN 12'10" x 8'2" max (3.9m x 2.5m max)**

Modern range of wall and base units incorporating contrasting work top, inset sink and mixer tap. Integral electric oven, microwave and four ring gas hob plus extractor. Plumbing for auto washer and integrated dishwasher. Wall mounted boiler and rear door.

**BEDROOM ONE 11'10" x 10'10" (3.6m x 3.3m)**

Double bedroom.

**BEDROOM TWO 12'6" x 10'6" max (3.8m x 3.2m max)**

Double bedroom.

**BEDROOM THREE 8'2" (2.5) x 7'3" (2.2) max including bed head cupboard**

Fitted wardrobes.

**BATHROOM** Four piece modern suite comprising glazed shower cubicle, bath, vanity sink and wc. Tiling to walls and chrome heated towel rail.

**EXTERIOR** The property sits on a sizeable plot and benefits from driveway parking and low maintenance garden to the front. Good sized, South facing lawned garden with paved patio and decked area with underfloor storage. Garden shed. Tiered decking area to side.

**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.

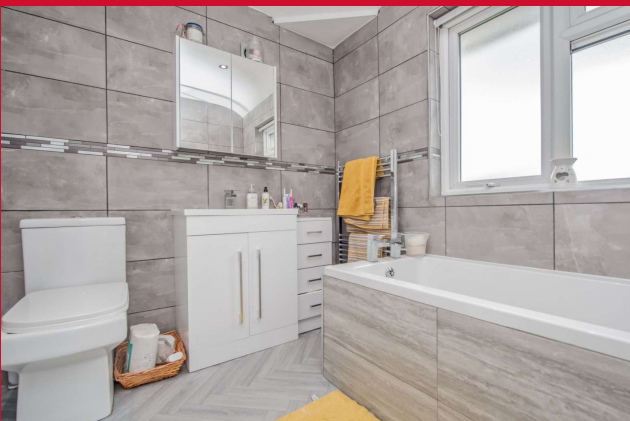
TENURE - freehold

COUNCIL TAX BAND - A

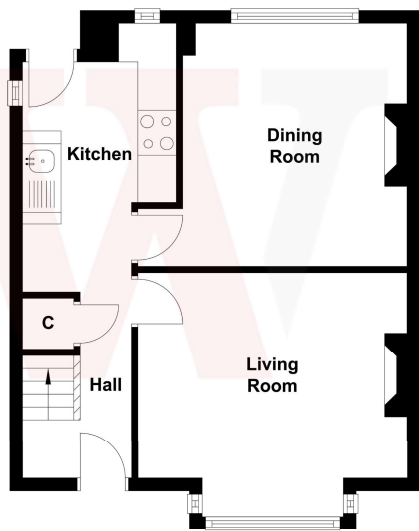
EPC - C

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**

