



8 Elizabeth Street, Liversedge, WF15 6NH

Perfect for FTB's, downsizers or young families, this very WELL PRESENTED, two bedroom terrace is a great buy. Located in this highly popular location offering easy access to the local amenities and countryside walks, the house comprises porch, modern kitchen and shower room, lounge, cellar, first floor double bedroom and attic double bedroom. Benefits from GCH & uPVC DG.

Asking Price £140,000

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ENTRANCE PORCH 6'3" x 6'3" (1.9m x 1.9m)

Plumbing for dryer and tiled flooring.

KITCHEN 8'2" x 6'3" max (2.5m x 1.9m max)

Modern range of wall and base units incorporating contrasting work top, inset and mixer tap. Integral electric oven, Bosch induction hob plus extractor. Plumbing for auto washer.

CELLAR Useful cellar area.

LOUNGE 16'9" x 12'10" max (5.1m x 3.9m max)

Contemporary wall mounted glazed, log effect electric fire.

HALL Front door.

BEDROOM ONE 16'5" x 9'6" max (5m x 2.9m max)

Double bedroom with fitted wardrobes and cupboard.

BATHROOM Modern three piece suite comprising glazed shower cubicle, vanity sink and wc. Tiled walls and floor and chrome heated towel rail. Central heating boiler.

ATTIC BEDROOM 14'5" x 9'10" max (4.4m x 3m max)

Double bedroom with dual aspect room with fitted wardrobes and cupboard.

PLEASE NOTE The porch was built with planning permission in 2009 on land does not form part of the Title of the house. An indemnity insurance policy will be provided to cover this.

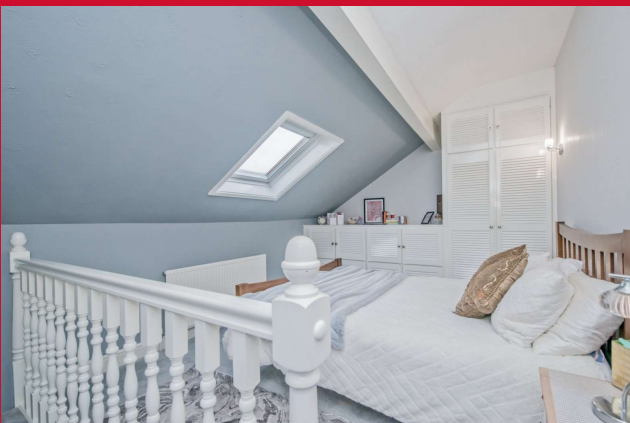
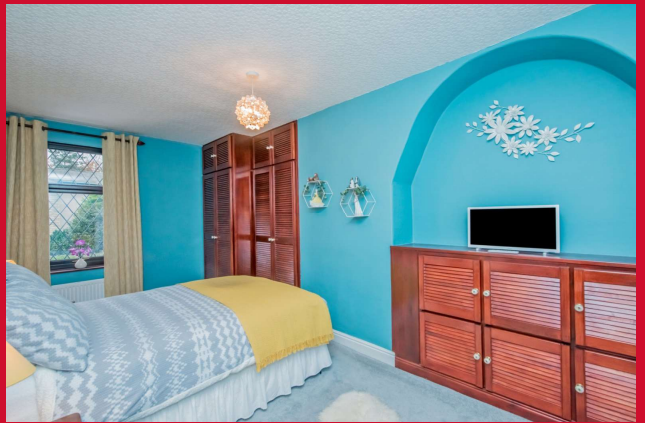
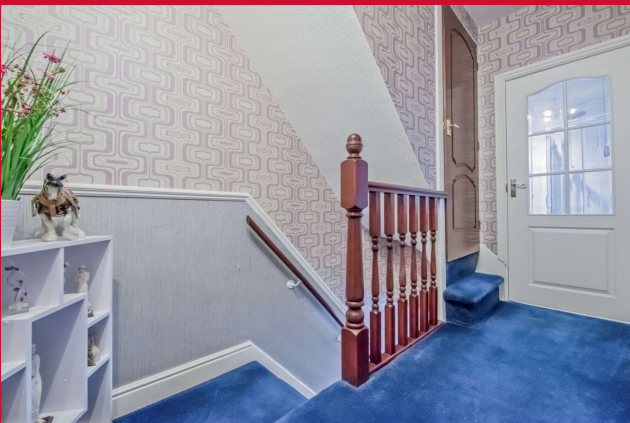
MORTGAGES Mortgages We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today. Your home may be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

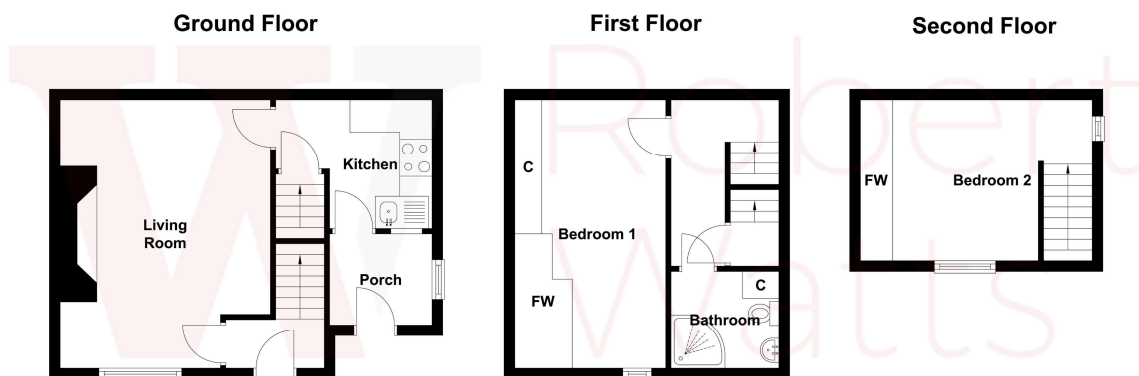
Tenure - Freehold

Council Tax Band - A

EPC Rating - E

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+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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