



12 The Oval, Hightown, Liversedge, WF15 8BP

A rare but exciting opportunity has arisen to purchase this WELL PRESENTED, two bedroom semi detached homes situated on this popular and very pleasant cul-de-sac in Hightown. Offering easy access to the local schools and amenities the house suits young families, couples or downsizers it comprises hall, lounge, dining kitchen, conservatory, two bedrooms and bathroom. To the exterior is a low maintenance garden which has potential for parking and a lovely, sizeable rear garden with decking area. Benefits from GCH & uPVC DG and sold with NO CHAIN.

Asking Price £200,000

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HALL

LIVING ROOM 12'2" x 12'2" Max (3.7m x 3.7m Max)

Fireplace with cast iron surround.

CONSERVATORY 10'10" x 8'10" Max (3.3m x 2.7m Max)

Radiator.

KITCHEN 15'1" x 10'10"Max (4.6m x 3.3mMax)

With all and base units with top, sink and mixer tap, one oven with four ring hob and extractor.

Pantry with boiler.

BEDROOM ONE 12'2" x 12'2" (3.7m x 3.7m)

Alcove Space

BEDROOM TWO 11'2" x 9'2" Max (3.4m x 2.8m Max)

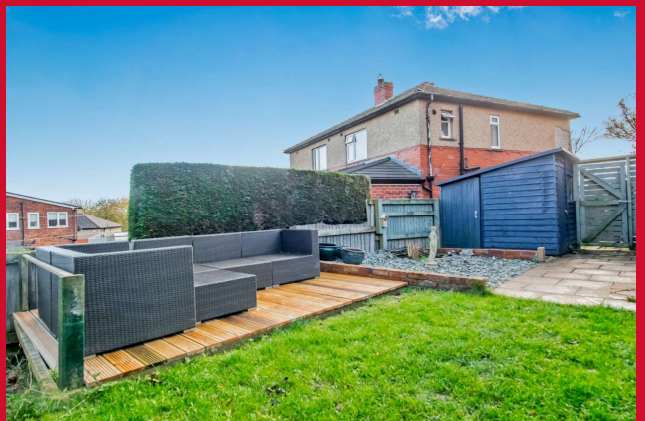
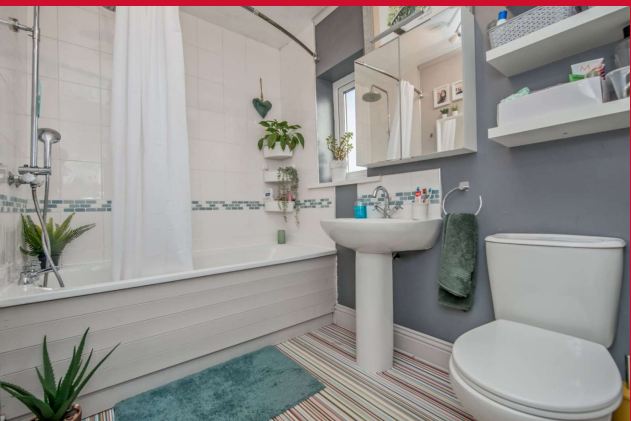
Fitted Wardrobes & Shelving

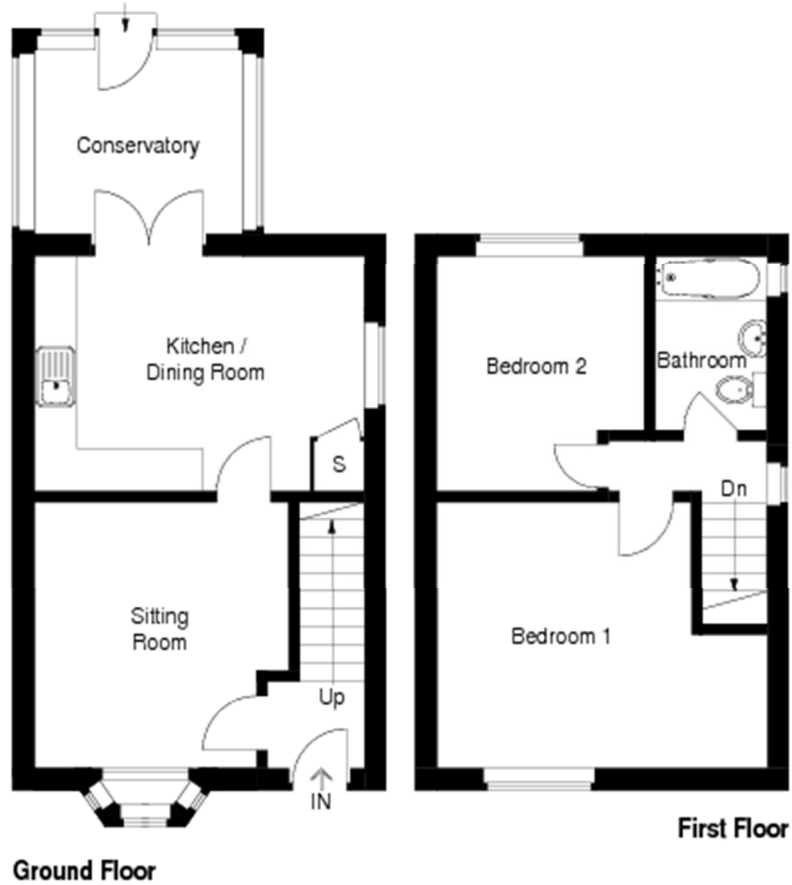
WC Three Piece white suites with shower over bath, WC and sink with wall-mounted chrome wall

EXTERNAL A low-maintenance front garden with the potential to create off-road parking, raised decking and a patio to the rear, and a good-sized garden .

Two timbered framed sheds.

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		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(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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