



## 78 Huddersfield Road, Liversedge, West Yorkshire, WF15 7HL

Offered with NO CHAIN by a motivated seller is this WELL PRESENTED, two bedroom terraced house. Ideally suiting FTB's or investors, it is conveniently situated for the local amenities, schools and 'Greenway' cycle path. Offering ready to move into accommodation based over three floors. Comprises: hall, lounge, lower ground floor dining kitchen with external access, two bedrooms and modern bathroom. Cottage garden to the front with very useful driveway parking to the rear. GCH & uPVC DG.

**Asking Price £116,000**

**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\\_](#)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

# 78 Huddersfield Road, Liversedge, West Yorkshire, WF15 7HL

## **ENTRANCE HALL**

### **LIVING ROOM 16'5" x 13'1" max (5m x 4m max)**

Fireplace.

### **KITCHEN DINER 16'5" x 12'10" max (5m x 3.9m max)**

Range wall and base units, worktops with inset sink with mixer tap, integrated oven and gas hob with extractor. Plumbing for auto washer, cupboard housing the boiler. Rear entrance door.

### **BEDROOM 1 10'10" x 9'6" max (3.3m x 2.9m max)**

### **BEDROOM 2 6'7" x 6'7" approx (2m x 2m approx)**

**BATHROOM** Modern white three piece suite with shower extension and glazed shower screen over bath, wc and sink.

**OUTSIDE** Small garden to the front with driveway providing off-street parking to the rear.

Tenure: Freehold

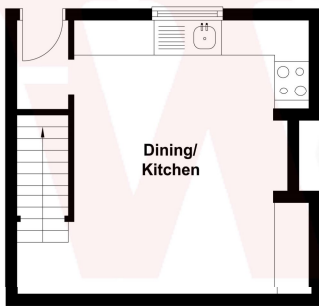
EPC Rating: E

Council Tax Band: A

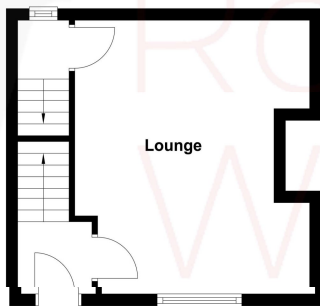
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



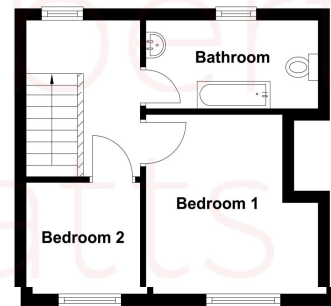
Lower Ground Floor



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(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	