



3 Strawberry Bank, Liversedge, West Yorkshire, WF15 6JT

Family sized, three bedroom, semi detached house situated in this very popular, 'tucked away' location in the heart of Liversedge. Offering easy access to the local amenities including the very popular 'Black Bull' pub and the local schools, it has been owned by the same family for over 40 years and whilst updating is required, it is priced realistically to reflect this work. Comprises hall, two reception, kitchen to the ground floor with three bedrooms and bathroom above. The property sits on a sizeable plot with a garden to the front and long driveway leading to a single garage. SOUTH FACING lawned garden to the rear which offers a wealth of potential. Benefiting from GCH and uPVC DG and sold with NO CHAIN.

Asking Price £200,000

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ENTRANCE HALL

LOUNGE 13'5" x 12'2" (4.1m x 3.7m)

Fireplace with electric fire and useful under stairs storage.

DINING ROOM 9'10" x 8'10" (3m x 2.7m)

KITCHEN 9'10" x 7'7" (3m x 2.3m)

Range of modest wall and base units incorporating contrasting work top and sink plus mixer tap. Gas cooker point and extractor. Plumbing for auto washer and rear door.

This rooms offers great potential to remove the partition wall to the dining room to create an open plan dining kitchen, subject to building regulations.

FIRST FLOOR LANDING Useful storage cupboard.

BEDROOM ONE 9'6" (2.9) x 8'2" (2.5) plus robes

Having fitted sliding robes.

BEDROOM TWO 11'6" x 7'10" max (3.5m x 2.4m max)

Having fitted robes.

BEDROOM THREE 8'6" (2.6) x 6'7" (2) max including bulk head

BOARDED LOFT Boarded loft space providing ample storage and accessed via pull down ladder.

BATHROOM Three piece suite comprising bath with shower over and glazed screen, wc and hand wash basin.

EXTERIOR The property benefits from a good sized plot with a lawned garden to the front and good sized, South facing garden to the rear plus patio area. Driveway parking and detached single garage plus storage shed.

Tenure - Freehold

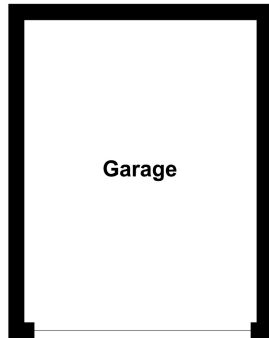
Council Tax Band - B

EPC Rating - D

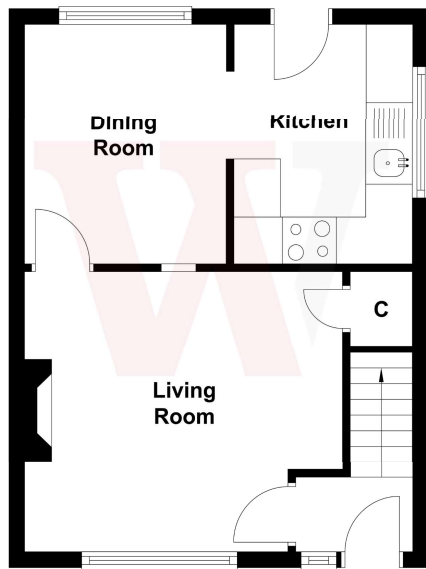
Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.

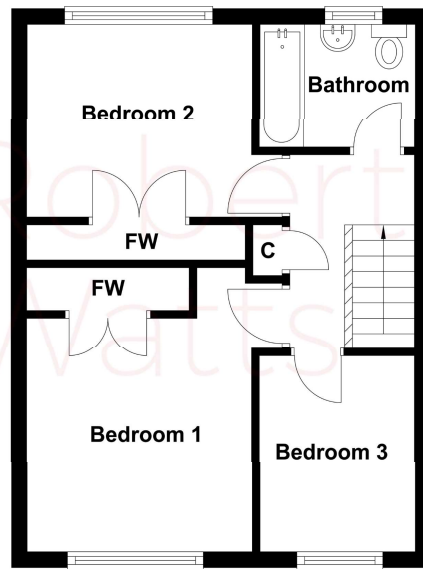




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		