



4 Eddercliffe Crescent, Liversedge, West Yorkshire, WF15 6LR

Rare to the market and offered for sale with NO CHAIN and by a motivated seller is this THREE BEDROOM semi-detached house set upon a GOOD-SIZED PLOT. Priced to reflect the cosmetic improvement required, this makes a perfect FAMILY HOME as it is ideally located opposite the local park, next to 'Littletown Primary School' and very close to the new 'Spen Leisure Centre'. A sizeable end plot and handily situated for the local amenities, bus routes and the well regarded 'Littletown Primary School'. Comprises hall, lounge, dining kitchen, three bedrooms and bathroom with a lovely, sizable lawned garden to the rear with block built, detached outbuilding. Potential off-street parking to the front. Benefits from uPVC DG & GCH.

Asking Price £195,000

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HALLWAY

LIVING ROOM 14'1" (4.3) x 12'10" (3.9) max into bay

Exposed timber flooring. Timber fire surround and electric fire.

DINING KITCHEN 20'8" x 12'10" max (6.3m x 3.9m max)

Wall and base units, inset sink with mixer tap, island with inset oven and 4 ring gas hob. Double doors to rear.

BEDROOM ONE 13'1" x 11'2" max (4m x 3.4m max)

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

BEDROOM THREE 8'2" x 7'7" (2.5m x 2.3m)

BATHROOM Three piece suite comprising WC, basin and bath.

EXTERIOR Good-sized plot long south eastern garden and paved patio to rear. With outhouse 4.7m x 3.9m max with power, storage buildings and water feature. Garden to front with potential to lower the kerb to provide off-street parking.

OTHER INFORMATION Tenure: Freehold

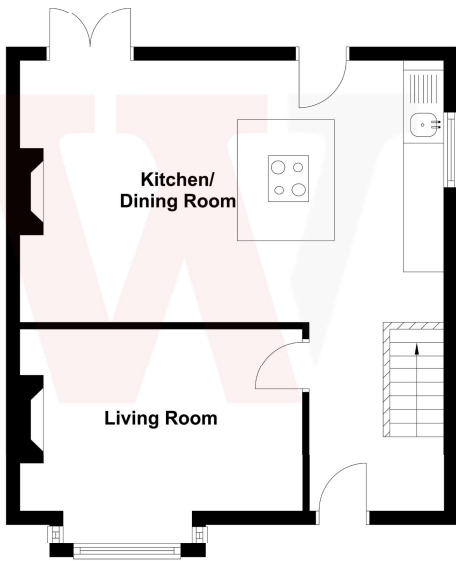
Council Tax Band: B

EPC Rating: C

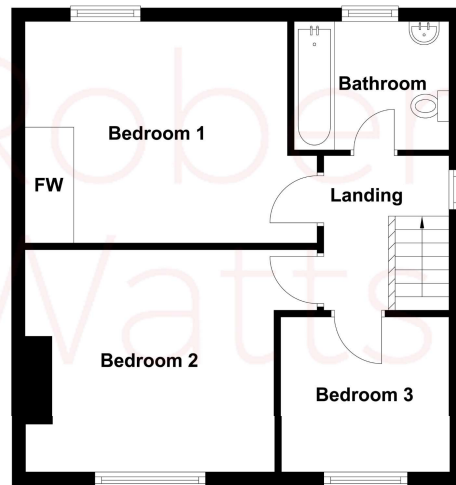
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(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	