



30 First Avenue, Liversedge, West Yorkshire, WF15 8JE

SWIFT MOVE SALE - QUICKER COMPLETION: Ask for further information. Offering a FAMILY SIZED FOOTPRINT this extended, two bedroom semi detached house suits any number of buyers. Always popular, we feel these houses offer excellent value for money with generous sized rooms and gardens. Offering a similar floor space to a similar three bedroom house, it has been extended on the ground floor to offer two reception rooms and kitchen with two double bedroom, the main could be split into two, and bathroom above. Driveway parking and pleasant gardens to both front and rear. Requiring some cosmetic improvement but priced to reflect these works and sold with NO CHAIN. Benefits from GCH & SUDG. EPC - D

Offers in excess of £135,000

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ENTRANCE HALL

LOUNGE 18'4" x 10'2" max (5.6m x 3.1m max)

Dual aspect room with fireplace and living flame gas fire.

DINING ROOM 11'10" x 9'6" max (3.6m x 2.9m max)

Storage cupboard.

KITCHEN 11'6" (3.5) x 5'11" (1.8) x 8'10" (2.7) x 6'11" (2.1) max

L shaped room comprising wall and base units , contrasting worktop sink and mixer tap. Gas cooker point and extractor. Plumbing for auto washer and door to front.

BEDROOM ONE 16'9" x 9'2" max (5.1m x 2.8m max)

Double bedroom with two windows which could be split into two.

BEDROOM TWO 11'6" x 8'10" (3.5m x 2.7m)

Inbuilt cupboard housing wall mounted boiler.

BATHROOM Three piece suite comprising bath with shower extension, hand wash basin and wc. Tiled walls.

EXTERIOR The property benefits from driveway for off street parking to the front and lawned garden. Pleasant lawned garden to the rear.

Tenure - Freehold

Council Tax Band - A

EPC Rating - D

SWIFT MOVE PACK The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

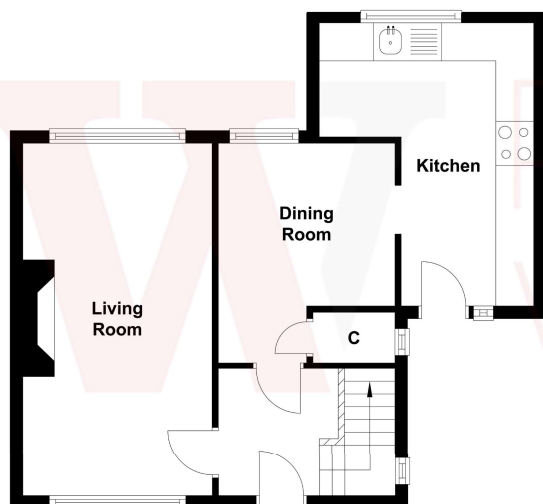
- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

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

