



332 Halifax Road, Liversedge, West Yorkshire, WF15 6NJ

RECENTLY RENOVATED is this very WELL PRESENTED, spacious TWO bedroom end through terrace. The property offers a good sized footprint with potential to convert into a THREE BEDROOMED home and is located in the highly popular locality of Hightown. With FAR REACHING REAR VIEWS and ideally suitable for FTBs, down-sizers or professional couples. The REFURBISHMENT offers a fitted kitchen and four piece bathroom, new windows and doors. Comprises: hall, lounge, breakfast kitchen, cellar, two bedrooms (which could be split) and modern four piece bathroom, with garden area to the rear. Was re-roofed circa. 5 years ago and benefits from new carpets, GCH, uPVC DG and sold with NO ONWARD CHAIN.

Offers in excess of £150,000

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GROUND FLOOR

ENTRANCE HALL Period archway leading to stairs to first floor and door off to;

LIVING ROOM 14'1" x 13'9" max (4.3m x 4.2m max)

Ceiling cornicing and ceiling rose. Fireplace with gas fire.

KITCHEN 17'1" (5.2) narrowing to 13'9" (4.2) x 9'10" (3)

Recently fitted range of wall and base units, worktops inset 1.5 bowl sink and mixer tap with integral electric oven, hob and extractor. Plumbing for washing machine with pantry off and rear door. USB sockets.

REAR PORCH

CELLAR Baxi wall mounted boiler. Two rooms to rear.

FIRST FLOOR

BEDROOM ONE 16'9" x 12'6" max (5.1m x 3.8m max)

Front room with storage cupboard.

This rooms benefits from two windows so could easily be split into two bedrooms.

BEDROOM TWO 11'10" x 9'10" max (3.6m x 3m max)

Rear room with storage cupboard. Window giving super rear views.

BATHROOM 8'2" x 6'11" max (2.5m x 2.1m max)

Rear room with recently fitted four piece suite encompassing WC, sink, bath and glazed walk-in shower cubicle. Chrome wall mounted towel rail.

OUTSIDE Small garden to rear enjoying superb rural views. Enclosed patio/garden to the front and shared access to the side.

OTHER INFORMATION Tenure: Freehold vacant possession

Council Tax Band: A Kirklees Council

EPC Rating: D

Price OIEO £150,000

CHAIN FREE

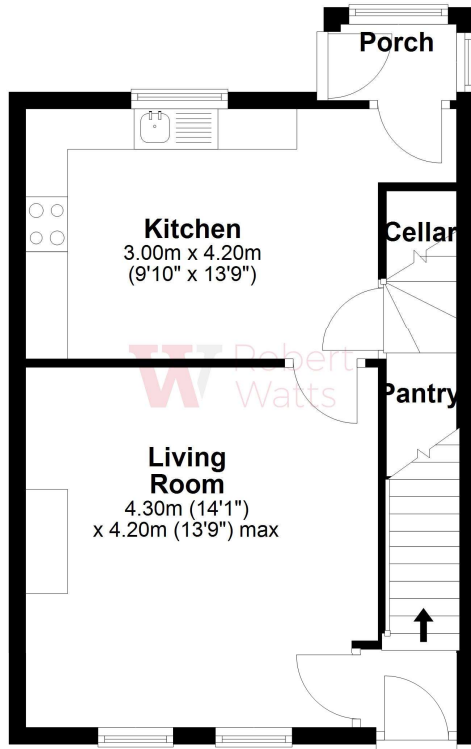
PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

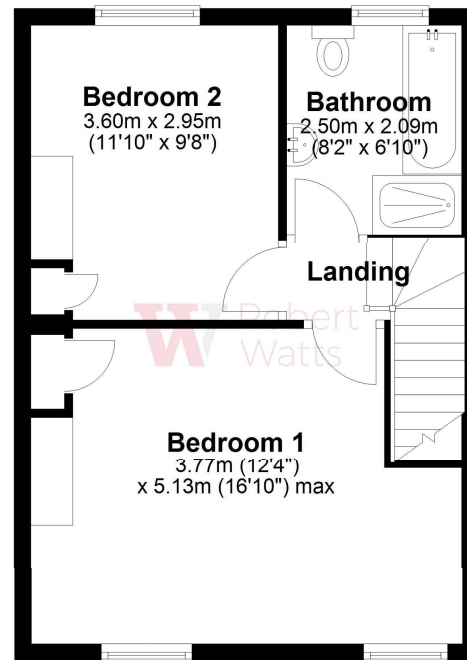
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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