



20 Walton Heights, Liversedge, West Yorkshire, WF15 8ND

**** SWIFT MOVE SALE ** QUICKER COMPLETION**

Contact Cleckheaton Branch for further information.

Attention FTB's, downsizers or investors, this slightly unusual but affordable one bedroom townhouse impresses on all fronts. Offering a WELL PRESENTED finish it is located on this highly popular modern development where houses continue to sell well. Sold with NO CHAIN it comprises ground floor entrance and bathroom with first floor lounge, modern kitchen and double bedroom with allocated parking space. Benefits from being freehold, GCH & uPVC DG.

Asking Price £105,000

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ENTRANCE HALL Two useful walk-in storage cupboards.

BATHROOM Ground floor bathroom comprising bath, hand wash basin and wc.

FIRST FLOOR

LOUNGE 14'1" x 11'2" (4.3m x 3.4m)

Spacious lounge area.

KITCHEN 11'10" x 6'7" max (3.6m x 2m max)

Range of wall and base units incorporating contrasting work tops, inset sink and mixer tap. Integral electric oven, four ring gas hob plus extractor. Plumbing for auto washer and cupboard housing boiler.

BEDROOM 11'6" x 11'2" max (3.5m x 3.4m max)

Double bedroom.

EXTERIOR The property benefits from an allocated parking space in the car park to the rear.

Tenure - Freehold

Council Tax Band - A

EPC Rating - C

SWIFT MOVE SALE 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.

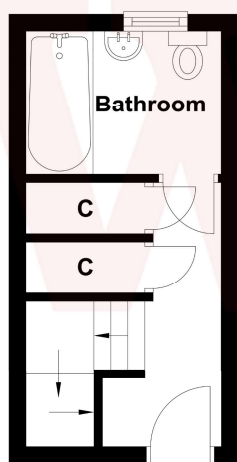
PLEASE NOTE Please also note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

All estate agents are required to do this by law. We outsource this process to our compliance partners Credas who charge a fee for this service.

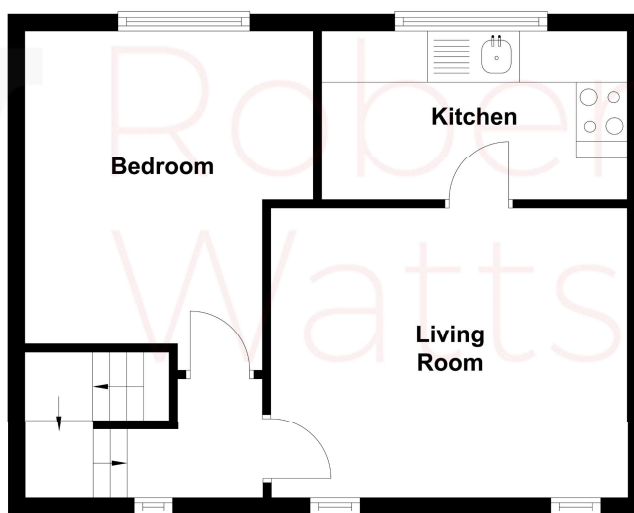
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		92 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		