



604 Halifax Road, Liversedge, West Yorkshire, WF15 8HU

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

Contact Cleckheaton Branch for further information.

Affordably priced, WELL PRESENTED, two bedroom through terrace, situated in this highly popular location in Hightown. Ideal for FTB's, couples or downsizers the house has a modern feel and has been recently re-carpeted and re-decorated throughout, so can be moved into with minimal expense.

Comprises, lounge, fitted kitchen, two bedrooms and white bathroom. With small garden to the front and also the rear. Benefits from GCH & uPVC DG and sold with NO CHAIN.

Offers Over £120,000

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LIVING ROOM 13'1" x 13'5" max (4m x 4.1m max)

Wall mounted electric fire and wall lights.. Newly fitted carpets.

KITCHEN 7'10" x 5'11" max (2.4m x 1.8m max)

Wall and base units with contrasting worktops, inset sink and mixer tap, integrated electric oven and hob with extractor over, integrated dishwasher, fridge/freezer and plumbed for automatic washing machine. Rear door.

KEEPING CELLAR Plumbed for tumble dryer.

BEDROOM ONE 8'10" x 8'2" max (2.7m x 2.5m max)

BEDROOM TWO 10'2" x 4'11" max (3.1m x 1.5m max)

BATHROOM

Three piece suite comprising oval-shaped bath with mixer tap, shower and glazed shower screen, WC and pedestal hand wash basin. Chrome heated towel rail.

OUTSIDE

Small garden to the rear and small yard to the front.

OTHER INFORMATION

Tenure: Freehold

Council Tax Band: A

EPC Rating: D

AML CHECKS

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.

SWIFT MOVE PACK

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches.

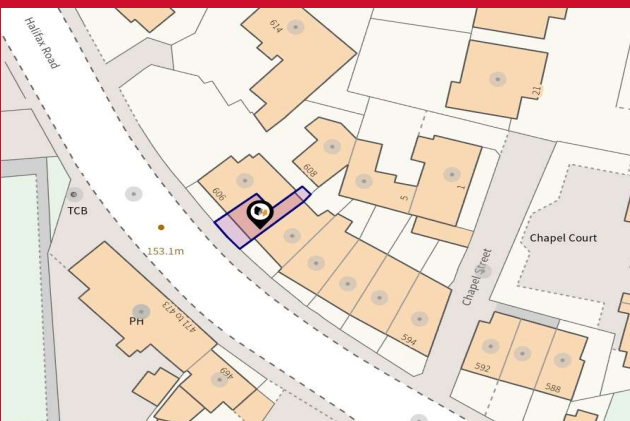
The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

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

Approx. 23.9 sq. metres (257.5 sq. feet)



First Floor

Approx. 19.2 sq. metres (207.2 sq. feet)



Total area: approx. 43.2 sq. metres (464.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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