



4 Lee Court, Liversedge, West Yorkshire, WF15 6QT

Situated in this highly popular, 'tucked away' location in Littleton and offering a **STYLISH & CONTEMPORARY FINISH**, this three bedroom mid townhouse suits FTB's and **FAMILIES**. Ideally situated close to the local amenities including the Greenway cycle/footpath, the Spen Valley Leisure Centre and the local schools, this lovely home is built in a pleasant small courtyard type setting. Comprises lounge, modern open plan dining kitchen, utility porch, three bedrooms and bathroom with pleasant gardens to front and rear with driveway parking and garage. Benefits from GCH & uPVC DG.

Asking Price £195,000

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ENTRANCE HALL

LOUNGE 15'1" (4.6) x 10'2" (3.1) including alcove

With marble fireplace.

KITCHEN DINER 15'1" x 10'10" max (4.6m x 3.3m max)

Modern range of wall and base units incorporating contrasting work top, sink and mixer tap. Integral electric oven and four ring gas hob plus extractor. Pendant lighting and useful pantry.

REAR PORCH 6'3" x 5'3" (1.9m x 1.6m)

Useful porch having plumbing for auto washer and vent for dryer and giving access to garden.

BEDROOM ONE 14'9" x 8'10" max (4.5m x 2.7m max)

Having fitted robes and bed head cupboards.

BEDROOM TWO 11'2" x 8'10" (3.4m x 2.7m)

BEDROOM THREE 6'11" (2.1) x 5'7" (1.7) plus doorway

Storage cupboard.

BATHROOM Three piece modern suite comprising bath with integral shower over, wc and hand wash basin.

EXTERIOR The property sits in a courtyard setting off Lee Street and benefits from lawned garden to the front and lovely paved and lawned garden to the rear. Shared driveway leading to allocated parking and single garage.

Tenure - Freehold

Council Tax Band - B

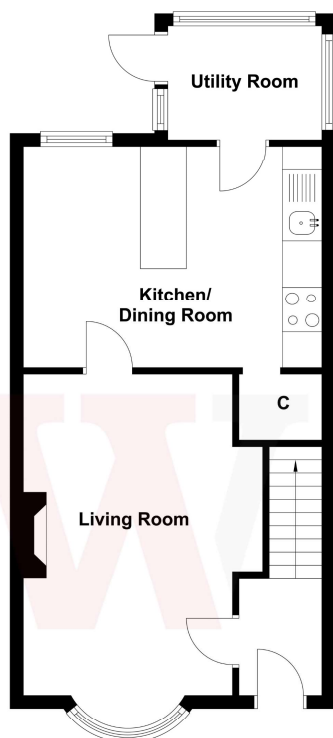
EPC Rating - C

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.

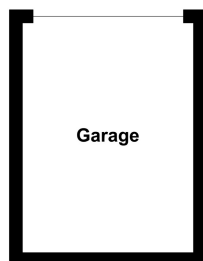
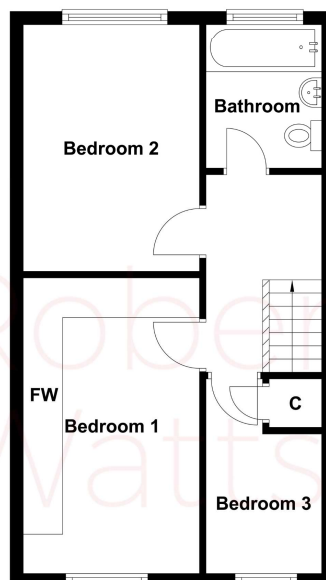
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		