




## 23 Arnold Street, Liversedge, West Yorkshire, WF15 6LQ

**\*\* SWIFT MOVE SALE \*\* QUICKER COMPLETION.**

Contact Cleckheaton Branch for further information.

**AFFORDABLY PRICED**, three bedroom mid through terrace situated in this ever popular location. Offering easy access to the local schools and amenities of both Liversedge and Heckmondwike, the house requires some cosmetic improvement but is priced to reflect this work and is sold with **NO CHAIN** by a motivated seller. Comprises, hall, lounge, kitchen, utility pantry, three bedrooms and modern shower room with garden to the front and rear with open aspect. Benefits from GCH & uPVC DG.

**Offers in the region of £130,000**

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## ENTRANCE HALL

### LOUNGE 14'9" x 14'9" max (4.5m x 4.5m max)

Fireplace and gas fire. Feature ceiling rose.

### KITCHEN 13'5" x 9'2" max (4.1m x 2.8m max)

Modest range of wall and base units incorporating contrasting work top, sink and mixer tap. Plumbing for both auto washer and dishwasher. Gas cooker point and wall mounted boiler. Door to rear.

### UTILITY PANTRY 9'2" x 3'11" (2.8m x 1.2m)

Having plumbing for auto washer and worktop.

### BEDROOM ONE 15'1" x 11'6" max (4.6m x 3.5m max)

### BEDROOM TWO 11'10" x 9'2" max (3.6m x 2.8m max)

### BEDROOM THREE 9'2" (2.8) x 5'11" (1.8) max including bulk head

**SHOWER ROOM** Three piece suite comprising glazed shower cubicle, vanity sink and WC. Tiled walls and chrome heated towel rail.

**EXTERIOR** The property benefits from a low maintenance garden to the rear and two storage sheds. Open aspect over churchyard to rear.

### ADDITIONAL INFORMATION Tenure - Freehold

Council Tax Band - A

EPC Rating - D

**SWIFT MOVE PACKAGE** 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.

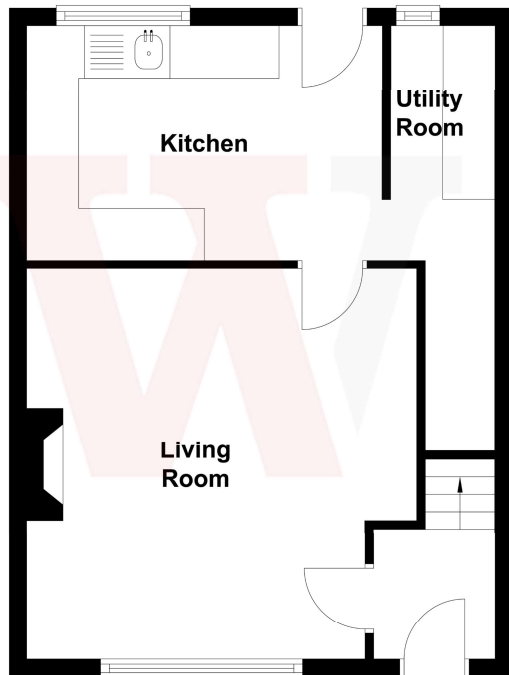
**PLEASE NOTE** Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

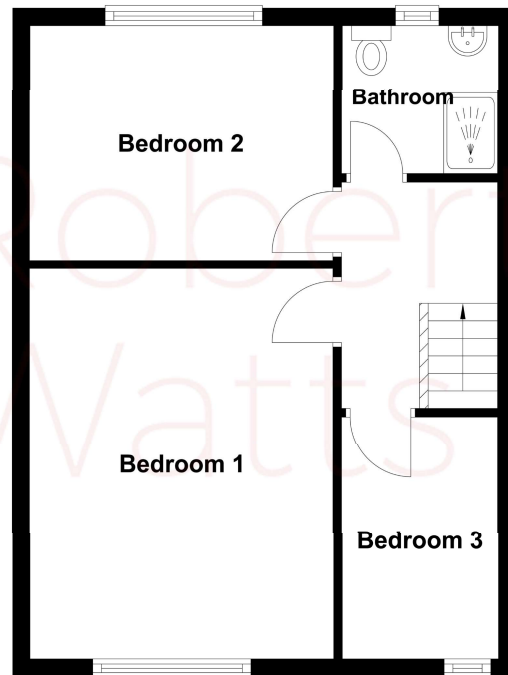
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		