



5 Valley Court, Liversedge, West Yorkshire, WF15 6DJ

WELL PRESENTED, FAMILY SIZED three bedroom mid terrace property located on this popular small cul-de-sac. The house would ideally suit a first time buyer or young family and is ideally situated for the local amenities and schools of Cleckheaton and Heckmondwike. Comprising: lounge, dining kitchen, three first floor bedrooms and bathroom. Benefits from driveway parking to the front as well as pleasant SOUTH FACING garden area to the rear. Further benefits from gas central heating and upvc double glazing.

Offers in excess of £175,000

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HALL

LOUNGE 15'1" x 11'10" max (4.6m x 3.6m max)

A practical lounge featuring a wall mounted TV point and the benefit of under stairs storage.

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

A kitchen diner fitted with wall and base units and worktops, incorporating a sink with mixer tap. Appliances include an integral electric oven, four ring gas hob, and plumbing for an automatic washing machine, with a wall mounted boiler and French doors opening out to the garden.

MASTER BEDROOM 15'1" x 8'10" max (4.6m x 2.7m max)

A generous master bedroom featuring fitted wardrobes, providing ample built in storage.

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

A pleasant bedroom offering a versatile and well laid out space suitable for a range of furnishings.

BEDROOM THREE 8'10" x 5'11" max (2.7m x 1.8m max)

A neatly presented bedroom providing a flexible space with scope for various furnishing arrangements.

BATHROOM A contemporary bathroom fitted with a three piece suite comprising a bath with integral shower and glazed screen, vanity sink and WC, complemented by tiled walls throughout.

EXTERIOR A pleasant rear garden featuring a decked area for seating and a lawn, providing an enjoyable outdoor space. Driveway parking to the front of the house.

OTHER INFORMATION Gas Central Heating

PVCu Double Glazing

Tenure: Freehold

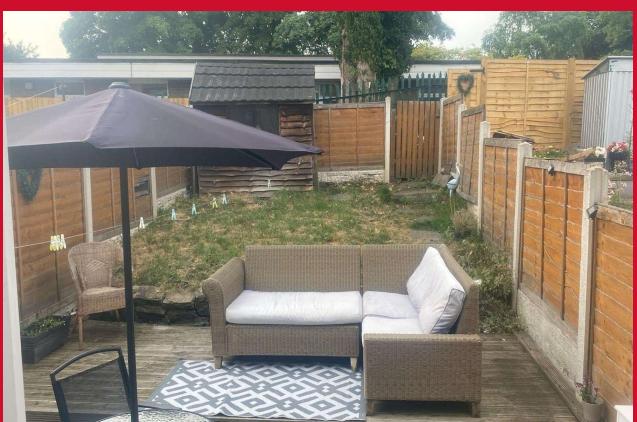
EPC Rating: C

Council Tax Band: A

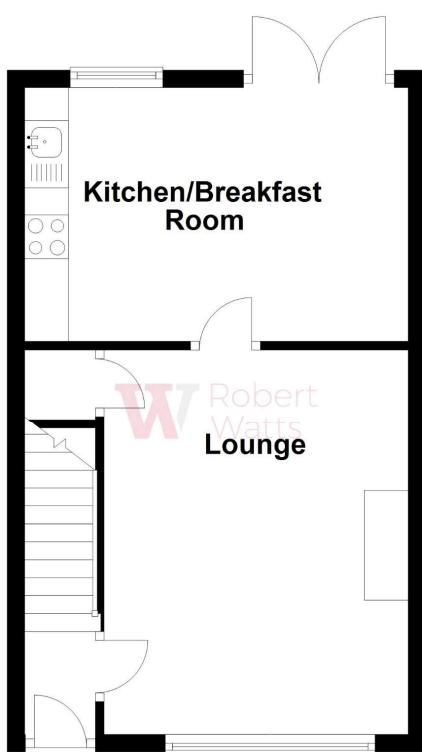
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

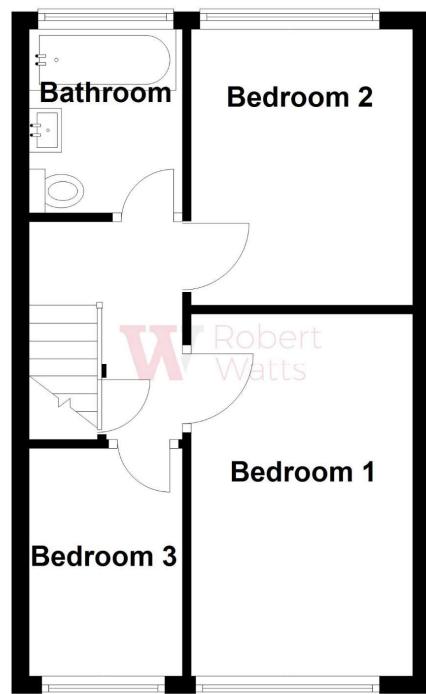
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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

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