



34 Union Road, Liversedge, West Yorkshire, WF15 7HW

GUIDE PRICE £235,000 - £245,000

FULLY REFURBISHED to the highest standard by the current owner is this DECEPTIVELY SPACIOUS three bedroom semi detached house. Offering a VERSATILE FOOTPRINT and suiting any number of buyers from traditional bungalow 'downsizers' who want ground floor living to growing family buyers who wish to use the sizeable first floor bedroom. Ideally situated in this popular location close to the local amenities and schools it offer an open aspect to the rear overlooking the Greenway cycle/footpath. Comprises hall, lounge, modern fitted kitchen, two bedrooms and bathroom on the ground floor with overall dormer bedroom. Ample driveway parking to the front and rear with pleasant garden areas. Benefits from GCH with new boiler, uPVC DG, a recent electrical re-wire and sold with NO CHAIN.

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ENTRANCE HALL Useful cupboard housing wall mounted boiler.

LOUNGE 15'9" (4.8) x 10'10" (3.3) plus alcove

KITCHEN 11'10" x 9'6" max (3.6m x 2.9m max)

Recently fitted range of wall and base units incorporating contrasting work tops, inset sink and mixer tap. Integral electric oven, four ring gas hob plus extractor, integral dishwasher and plumbing for auto washer.

BEDROOM TWO 12'10" (3.9) x 7'3" (2.2) plus 5'3" (1.6) x 3'7" (1.1)

BEDROOM THREE 10'6" (3.2) x 7'3" (2.2) plus 4'3" (1.3) x 3'7" (1.1)

BATHROOM Recently fitted three piece suite comprising bath with integral shower over and glazed screen, vanity sink and wc. Tiling to walls and floor and chrome heated towel rail.

BEDROOM ONE 15'9" x 13'9" max (4.8m x 4.2m max)

Sizeable dormer bedroom.

EXTERIOR The property sits on an elevated plot with a lawned garden and driveway parking to the front. Further driveway parking and lawend garden area to the rear.

Tenure - Freehold

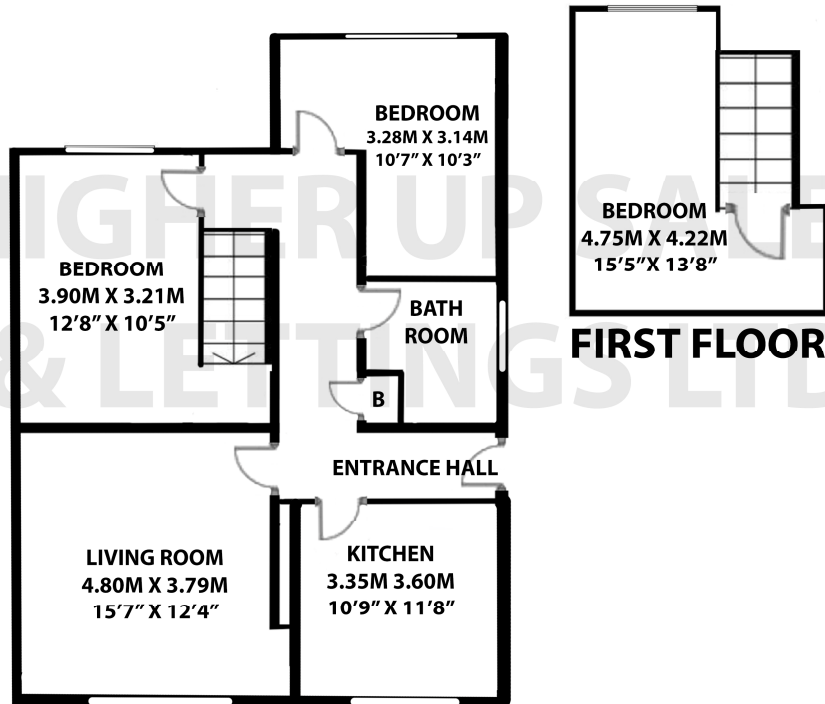
EPC Rating - D

Council Tax Band - B

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 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.





ALL MEASUREMENTS ARE APPROXIMATE AND FOR DISPLAY PURPOSES ONLY. NO LIABILITY IS ACCEPTED BY THE AGENCY AS TO THE EXACT MEASUREMENTS OF THE ROOMS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		