



9 Church Street, Hightown, Liversedge, West Yorkshire, WF15 8HR

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

Contact Cleckheaton Branch for further information.

Attention **DOWNSIZER BUYERS**, a superb opportunity has arisen to purchase this over 55's, **GROUND FLOOR**, two bedroom apartment in this popular residential location. Handily situated for the local bus routes and local amenities, the apartment has its own front door and is a cost effective alternative to a bungalow. Comprising hall with ample storage, sizeable lounge with dining area, kitchen, two bedrooms and recently fitted shower room. The apartment benefits from newly laid carpets, uPVC DG and GCH as well as allocated car parking space in the communal car park and gardens. Sold with **NO CHAIN**.

Asking Price £140,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

f [RWEstateAgents](#) **t** [@robertwatts_](#)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

9 Church Street, Hightown, Liversedge, West Yorkshire, WF15 8HR

ENTRANCE HALL Benefiting from its own entrance with ramp access leading to hallway with two useful storage cupboards.

LOUNGE 14'1" x 12'2" max (4.3m x 3.7m max)

Fireplace and electric fire.

KITCHEN 7'10" x 7'7" max (2.4m x 2.3m max)

Range of wall and base units incorporating contrasting work top, one and a half bowl sink and mixer tap. Integral electric oven, four ring gas hob plus extractor. Integral fridge and wall mounted boiler.

BEDROOM ONE 12'6" x 8'6" max (3.8m x 2.6m max)

Having fitted wardrobes and dressing table.

BEDROOM TWO 8'2" x 5'3" (2.5m x 1.6m)

SHOWER ROOM Modern three piece suite comprising three piece suite including glazed walk-in shower, vanity sink and wc. Tiled walls and floor and lit vanity mirror.

OUTSIDE Communal gardens and allocated car parking space in communal car park.

Tenure - Long Leasehold 970 years & 9 months remaining

Council Tax Band - B

EPC Rating - C

Service Charge - £1,268 per annum

SWIFT MOVE SALE 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.

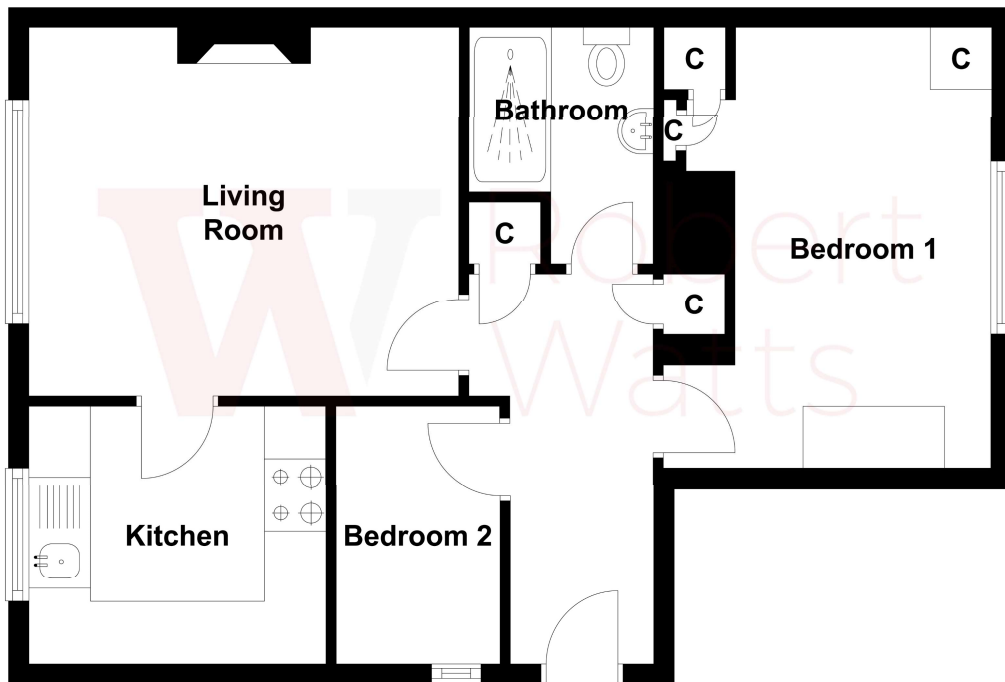
The legal pack includes:

- 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 01274 878878
  cleckheaton@robertwatts.co.uk
 robertwatts.co.uk
 Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

 RWEstateAgents
  @robertwatts_

arla | [propertymark](#) naea | [propertymark](#)