



532 Halifax Road, Liversedge, West Yorkshire, WF15 8HT

**** SALE READY SALE ** QUICKER COMPLETION**

Contact Cleckheaton Branch for further information.

WELL PRESENTED, two bedroom charming cottage which offers a wealth of CHARACTER. Ideally situated in this well regarded residential location giving easy access to the local amenities, local schools and countryside walks it is perfect for FTB's, professional couples and downsizers. Enjoying a fine mix of contemporary and period features, this lovely through-by-light home comprises lounge, fitted kitchen, cellar, two first floor bedrooms and three piece bathroom. To the front is a gravelled parking area for parking and a pleasant enclosed paved garden area. Benefits from uPVC double glazing and gas central heating. Sold with NO CHAIN.

Asking Price £185,000

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LIVING ROOM 14'9" x 12'6" max (4.5m x 3.8m max)

Stone fireplace with stove effect electric fire, beamed ceiling.

KITCHEN 17'9" x 4'7" max (5.4m x 1.4m max)

Wall & base units, worktop, inset sink with mixer tap, integral electric oven & four ring gas hob with extractor fan, cupboard housing boiler and wall mounted table, access to vaulted cellar.

FIRST FLOOR LANDING

MASTER BEDROOM 11'6" x 11'2" MAX (3.5m x 3.4m MAX)

Stone fireplace, full height ceiling with timber beams, stone mullions and timber flooring.

BATHROOM Modern three piece suite with bath, mixer shower, glass shower screen, vanity sink, WC, chrome heated towel rail and tiled walls & flooring.

BEDROOM TWO 11'2" x 6'7" max (3.4m x 2m max)

Full height ceiling with timber beams and flooring.

EXTERIOR Enclosed garden and driveway parking to front.

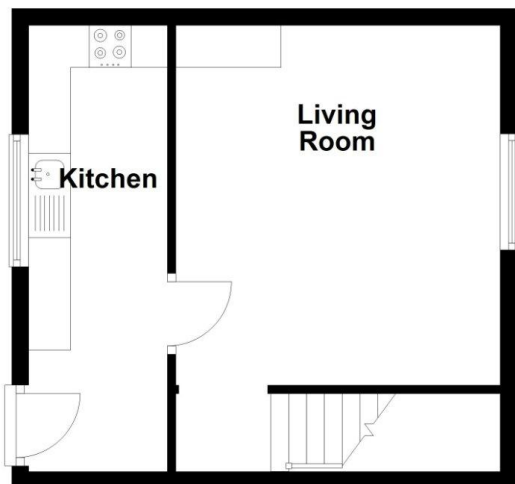
OTHER INFORMATION If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

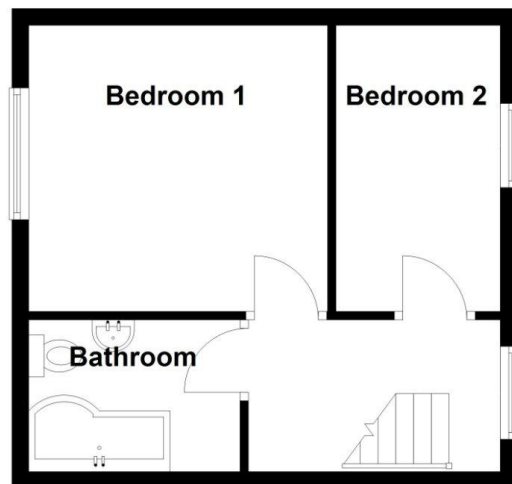
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		