



## 2 Laverhills, Liversedge, West Yorkshire, WF15 8EB

A WELL PRESENTED, three bedroom SEMI-DETACHED house in this popular location in HIGHTOWN. Ideal for growing family buyers it is ideally located for the local schools and the lovely surrounding countryside walks.

Improved by the current owners, it offers a contemporary specification finish throughout and comprises hall, lounge, dining kitchen, three bedrooms and modern shower room. To the exterior are pleasant, well stocked gardens to both the front and rear with driveway and single detached garage. Benefits from GCH, uPVC DG & Alarm.

**Asking Price £215,000**

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### HALLWAY

#### **LOUNGE 14'1" x 13'1" (4.3m x 4m)**

Fireplace with timber mantle and marble surround with inset living flame effect gas fire.

#### **KITCHEN DINER 16'5" x 8'6" (5m x 2.6m)**

Range of wall and base units, complimentary worktops and inset sink with mixer tap. Double electric oven and four ring ceramic hob with extractor fan. Integrated fridge/freezer, microwave and auto washer. Pantry and rear door. Tiled floor.

#### **BEDROOM ONE 12'10" x 9'6" max (3.9m x 2.9m max)**

Double bedroom with fitted wardrobes.

#### **BEDROOM TWO 9'10" x 9'10" max (3m x 3m max)**

Double bedroom.

#### **BEDROOM THREE 9'10" (3) x 6'7" (2) inc bulkhead cupboard**

**SHOWER ROOM** Modern three piece shower room including glazed shower cubicle, vanity unit with bowl and WC. Chrome wall mounted towel heater. Tiled walls and floor.

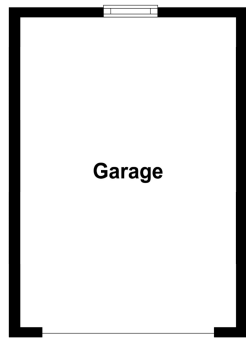
**EXTERNAL** Lawned garden to front with a driveway to side for off street parking leading to single detached garage. Pleasant, well stocked garden and lawn to rear with decking area. Outside tap.

**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.

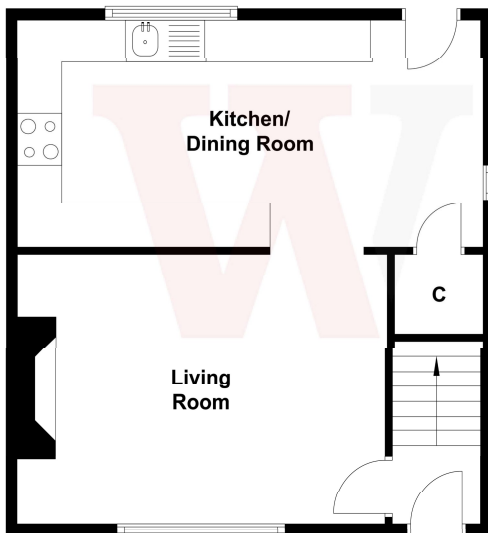
All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.

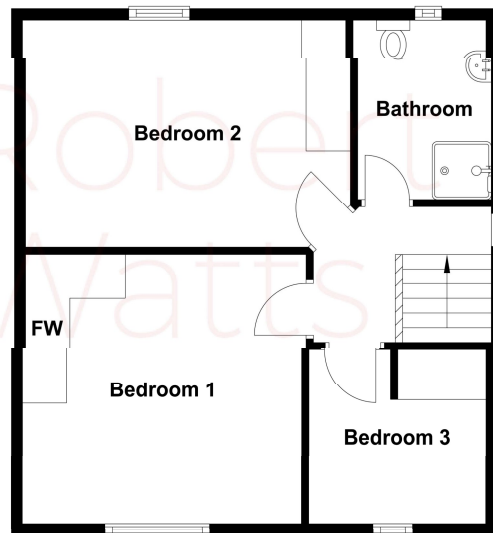




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		