



3 Lumb Lane, Liversedge, West Yorkshire, WF15 7QH

Well presented, one bedroom, GROUND FLOOR apartment which may also suit DOWNSIZER BUNGALOW BUYERS. Located in this highly popular location in Roberttown close to the local amenities, this modern apartment has a stylish finish and decor and warrants an internal inspection. Being sold as a FREEHOLD with no superior freeholder or excessive service charge it comprises hall, living room, kitchen with modern integral units, bathroom and double bedroom. Benefits from GCH, uPVC DG and allocated parking space.

Asking Price £130,000

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ENTRANCE HALL Own front door and double storage cupboard.

LIVING ROOM 13'9" x 11'6" max (4.2m x 3.5m max)

KITCHEN 7'7" x 6'7" max (2.3m x 2m max)

Modern range of wall & base units, worktop, sink with mixer tap, integral electric oven and two ring induction hob, integral automatic washing machine and dishwasher and cupboard housing boiler.

BEDROOM 11'6" x 10'2" max (3.5m x 3.1m max)

Double bedroom.

BATHROOM Three piece modern suite with mixer shower and glass shower screen over bath, WC, vanity sink and tiled walls.

OUTSIDE Allocated parking space in car park and communal lawned garden.

PLEASE NOTE The property is sold as effective freehold as the owners own the freehold with the other owners in the block and have their own management company - please ask for further details on this and service charge which is currently £600 pa.

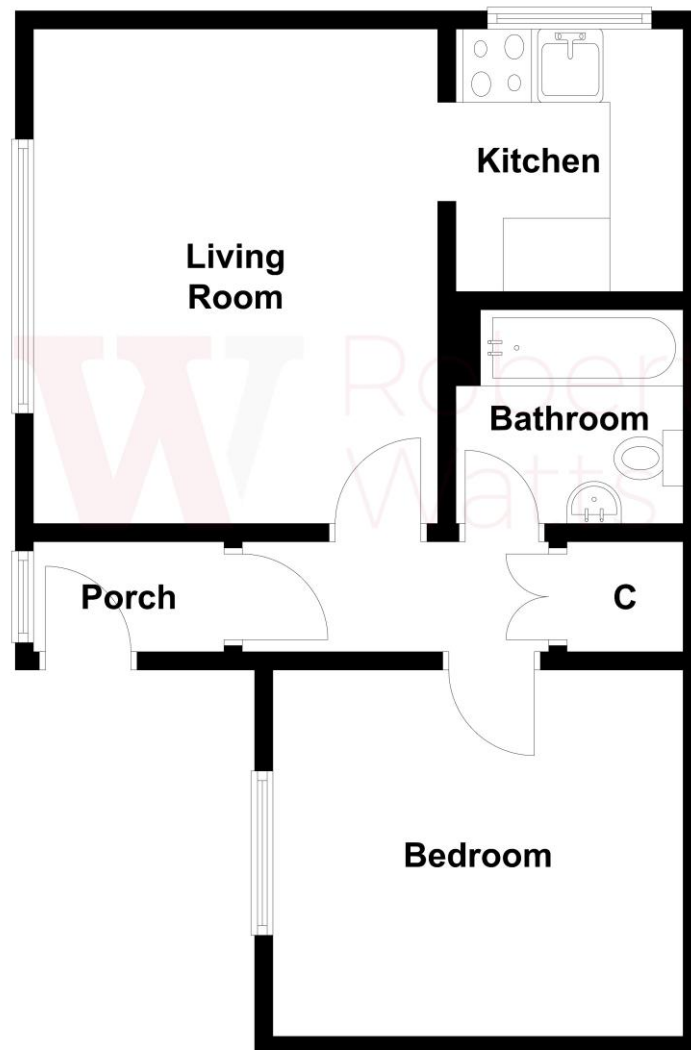
OTHER INFORMATION If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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



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