



90 Radulf Gardens, Liversedge, West Yorkshire, WF15 6AT

WELL PRESENTED, FOUR BEDROOM end townhouse offering a versatile footprint arranged over three floors. Ideal for FAMILY BUYERS it is situated in the popular Littletown area in close proximity of the well regarded local schools, Spen Valley Leisure Centre, the popular 'Greenway' cycle/footpath and nearby park. The accommodation includes breakfast kitchen, downstairs WC, first floor lounge, bathroom and bedroom with three second floor bedrooms including master en suite bedroom. The exterior has the advantage of being an end townhouse with ample driveway providing off street parking and integral garage plus pleasant rear garden. Benefiting from uPVC DG and GCH.

Asking Price £245,000

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HALLWAY Access to garage.

GUEST WC Hand wash basin and WC.

KITCHEN DINER 15'9" x 10'6" max (4.8m x 3.2m 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 and extractor. Plumbing for auto washer and sliding doors to garden.

FIRST FLOOR LANDING

LOUNGE 15'9" x 10'6" (4.8m x 3.2m)

French doors and Juliet balcony. Wall mounted TV point.

BATHROOM Three piece suite comprising bath with integral shower over, hand wash basin and wc.

BEDROOM THREE 10'2" x 8'10" (3.1m x 2.7m)

Double bedroom.

SECOND FLOOR

BEDROOM ONE 12'10" (3.9) x 9'6" (2.9) plus robes

Double bedroom having fitted wardrobes.

EN SUITE Three piece suite comprising shower cubicle, vanity sink and wc.

BEDROOM TWO 10'10" x 8'10" (3.3m x 2.7m)

Double bedroom.

BEDROOM FOUR 7'7" x 6'7" (2.3m x 2m)

OUTSIDE The property benefits from a pleasant lawned garden to the rear and driveway to the front for off street parking with garden area and integral garage measuring 16'5 x 6'11 (5m x 2.1m).

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		