



26 Denby Close, Liversedge, West Yorkshire, WF15 6QY

Forever popular, houses on this development continue to be in demand. Situated in this highly accessible location in the catchment area of well regarded schools, amenities and close to the 'Greenway' cycle path, it makes a super location for both FTB and FAMILY BUYERS.

Offering one the LARGEST FOOTPRINTS with a LOVELY OPEN ASPECT, this THREE BEDROOM end townhouse requires some cosmetic improvement but is priced accordingly and is sold with NO CHAIN.

Comprises hall, lounge, breakfast kitchen, three first floor bedrooms and bathroom with a good sized garden to the front offering far reaching views and rear lawned garden as well as allocated parking. Benefiting from uPVC DG and GCH.

Asking Price £175,000

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HALLWAY

LIVING ROOM 15'5" x 11'6" max (4.7m x 3.5m max)

Gas fire.

KITCHEN 13'9" x 9'2" max (4.2m x 2.8m max)

Wall and base units with contrasting worktops, inset sink and integrated electric oven and 4 ring gas hob with extractor over. Cupboard housing the wall mounted boiler. Pantry. Side door to the rear.

BEDROOM ONE 13'1" x 8'2" max (4m x 2.5m max)

Far reaching views.

BEDROOM TWO 11'10" x 8'2" max (3.6m x 2.5m max)

BEDROOM THREE 9'6" x 5'11" max (2.9m x 1.8m max)

Far reaching views.

BATHROOM

Three piece suite comprising WC, basin and bath with glazed shower screen.

OUTSIDE

Pleasant lawned garden and paved patio to the rear overlooking small field. Landed garden to the front enjoying a far reaching super open aspect. Allocated parking space nearby in communal car park.

OTHER INFORMATION

Tenure: Freehold

Council Tax Band: B

EPC Rating: C

PLEASE NOTE

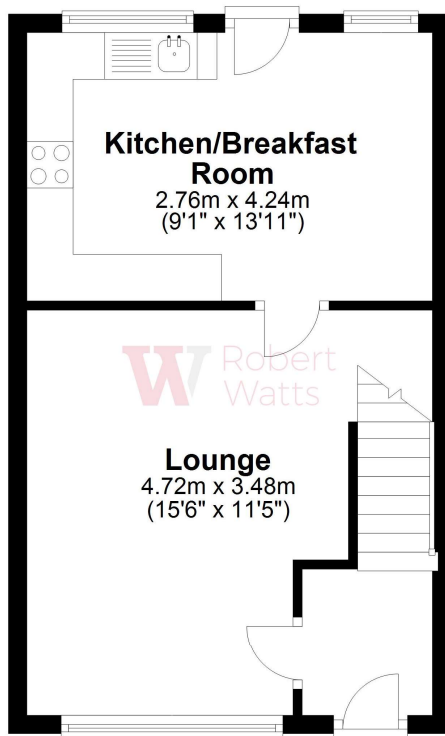
If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

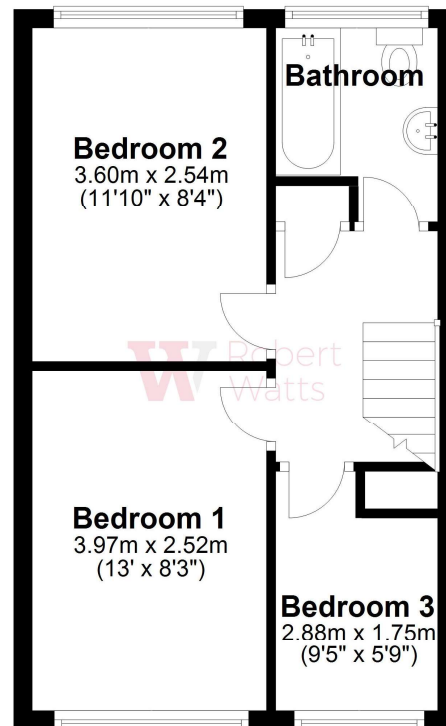
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		