



1A, Aquila Way, Liversedge, West Yorkshire, WF15 8DY

A super opportunity has arisen for DOWNSIZERS BUYERS to purchase this WELL PRESENTED, two bedroom, two bathroom DETACHED TRUE BUNGALOW. Offered with NO CHAIN and at a realistic asking price this lovely home is ready to move in with little up-front cost.

Situated in this very popular and accessible location in Hightown close to super countryside walks and amenities such as Bennett's Eggs farm shop/cafe it comprises hall, lounge, dining kitchen, master en suite bedroom, double bedroom and bathroom. Having pleasant gardens, driveway parking and single garage

Asking Price £275,000



01274 878878



cleckheaton@robertwatts.co.uk



robertwatts.co.uk

Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU



RWEstateAgents



@robertwatts_

arla | propertymark naea | propertymark

1A, Aquila Way, Liversedge, West Yorkshire, WF15 8DY

HALLWAY

Storage cupboard.

LIVING ROOM 14'5" x 14'1" max (4.4m x 4.3m max)

Glazed double doors to Kitchen. Fireplace with living flame gas fire.

KITCHEN DINER 17'9" x 10'2" max (5.4m x 3.1m max)

Modern wall and base units with contrasting work surfaces, 1.5 bowl sink with mixer tap, integrated electric oven and 4 ring gas hob with extractor over, integrated fridge/freezer and dishwasher.

BEDROOM ONE 13'9" 12'2" max (4.2m 3.7m max)

Built-in double wardrobes.

EN SUITE

Three piece suite comprising: WC, vanity sink with storage unit, glazed shower cubicle with electric shower.

BEDROOM TWO 10'2" x 7'7" max (3.1m x 2.3m max)

BATHROOM

Modern three piece suite comprising, WC, WC, vanity sink, bath with central mixer tap.

OUTSIDE

Driveway parking and attached single garage. Lawned garden to the front and paved patio to the side.

OTHER INFORMATION

The house is not currently registered with Land Registry. This will be done on completion of the sale by the conveyancing Solicitors.

Tenure: Freehold (*TBC on registration*)

Council Tax Band:

EPC Rating: TBC

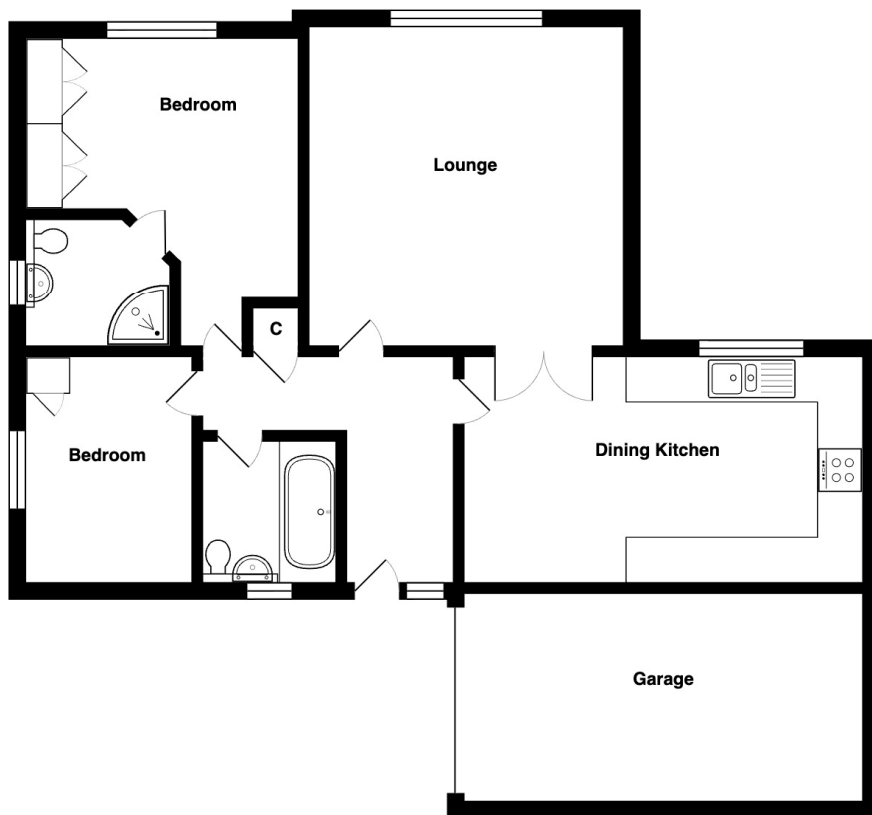
PLEASE NOTE

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

Total Area: 86.5 m² ... 931 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

01274 878878
 cleckheaton@robertwatts.co.uk
 robertwatts.co.uk
 Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark