



23 Strawberry Avenue, Liversedge, West Yorkshire, WF15 7NY

CORNER PLOT POSITION.

Do not miss this impressive END TOWN HOUSE, that has a great CORNER PLOT, with lovely LANDSCAPED GARDENS and AMPLE PARKING. Occupying a cul de sac, the house has been much improved in recent years to provide a lovely "ready to move into" home. Provides 2 BEDROOMS + LOWER GROUND FLOOR ROOM, that has been used as an occasional bedroom.

Another great feature is the outdoor GARDEN ROOM/STUDIO that offers an excellent space for someone who works from home or as a studio to provide a teenage living space and has 2 rooms + WC.

Asking Price £197,000

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KITCHEN 12' (3.66) x 9' (2.74) + bow window

Well equipped modern fitted kitchen with a good range of units. Built in oven and hob.

LOUNGE 10'11" x 10' (3.33m x 3.05m)

With feature full height media wall.

CONSERVATORY 10'9" (3.28) x 7'9" (2.36) approx`

Currently used as a dining room. Stone flagged floor. French doors to the garden.

LOWER GROUND FLOOR

OCCASIONAL BEDROOM / OFFICE 11'10" x 11' (3.6m x 3.35m)

Has been used as a spare bedroom, but is great space as an office, play room or 2nd sitting room.

FIRST FLOOR

BEDROOM 1 10'10" x 10' (3.3m x 3.05m)

Fitted wardrobes.

BEDROOM 2 6' x 0'6" (1.83m x 0.15m)

Built in wardrobes.

BATHROOM Modern bathroom suite with separate corner shower. Vanity sink unit and heated towel rail.

OUTSIDE The house has a super corner plot giving it a much bigger outdoor space. Situated within in a cul de sac, the rear landscaped garden is fully enclosed and offers a high degree of privacy. There is artificial grassed area and decked patio. Ample parking, with access from the back.

GARDEN ROOM / STUDIO Provides an excellent space for someone who works from home or as an studio to provide a teenage living space and has 2 rooms +WC.

Room 1: 14' 5" x 9' 8"

Kitchenette: 9' 11" x 7' 0"

W.C.

PLANNING PERMISSION Our clients have full planning permission for 2 storey side extension. This was granted in March 2024 (copy of plans are available on request or can viewed on Kirklees Council planning portal)

Tenure - Freehold

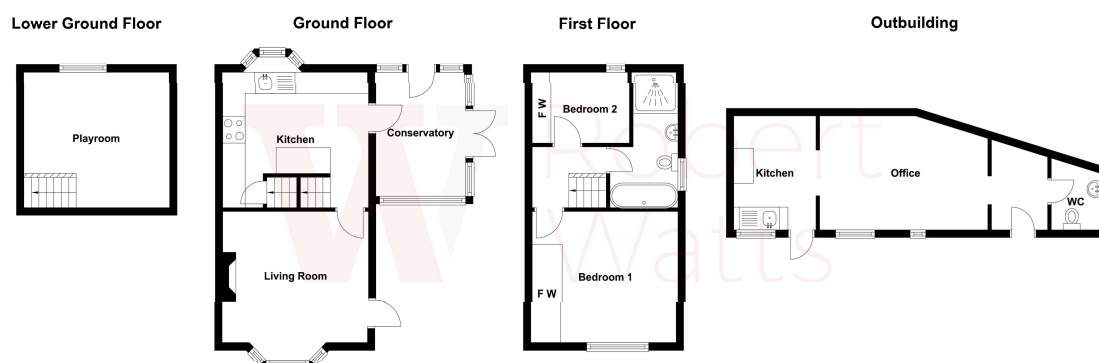
Council Tax Band - A

EPC Rating - D

PLEASE NOTE 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		