



79 Union Road, Liversedge, West Yorkshire, WF15 7JE

Always popular in this location as it offers excellent access to the local amenities of Heckmondwike and the Greenway cycle/footpath is this TWO BEDROOM newly refurbished end terrace. Sold with NO CHAIN and ideally suiting FTB's or investors this well presented, front back to back 'quarter house' comprises hall, lounge with kitchen area, cellar, two bedrooms and bathroom with small garden area. Benefits from GCH & uPVC DG.

Asking Price £125,000

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HALL

OPEN PLAN LOUNGE / KITCHEN 17'1" x 13'5" max (5.2m x 4.1m max)

Fireplace with living flame electric fire having pebble effect finish. Range of wall and base units incorporating contrasting work top, sink and mixer tap. Integral electric oven, four ring electric hob plus extractor. Plumbing for auto washer.

CELLAR Wall mounted boiler.

BEDROOM ONE 11'2" x 9'6" max (3.4m x 2.9m max)

Double bedroom.

BEDROOM TWO 8'10" x 7'3" (2.7m x 2.2m)

BATHROOM Three piece suite comprising bath, wc and hand wash basin.

EXTERIOR The property benefits from a small garden to front and side.

Tenure - Freehold

Council Tax Band - A

EPC Rating - D

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.

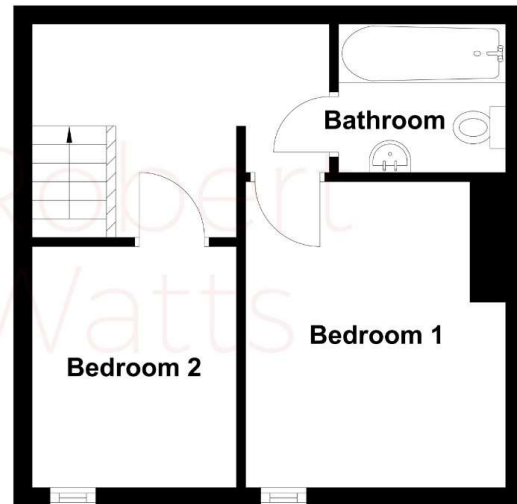
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		