



233 Halifax Road, Hightown, Liversedge, WF15 6NR

Perfect for FTB's, couples, downsizers or investors this WELL PRESENTED, two bedroom end terrace is sold with no chain. Situated in this popular location set off the main Halifax Road so offering a quieter position with lovely FAR REACHING REAR VIEWS. Finished to a high specification it comprises hall, modern dining kitchen, lounge, cellar, two bedrooms and delightful four piece bathroom with free standing bath. Pleasant side and rear garden and benefits from GCH & uPVC DG.

Asking Price £145,000

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ENTRANCE HALL

LIVING ROOM 14'9" x 14'5" max (4.5m x 4.4m max)

Alcoves cupboards, brick fireplace with stove effect living flame gas fire.

KITCHEN DINER 15'9" x 8'2" max (4.8m x 2.5m max)

A range of wall and base units, worktop, inset 1.5 bowl sink with mixer tap, integral electric oven & hob with extractor fan, plumbing for automatic washing machine, exposed brickwork and stone flagged flooring.

Cellar with wall mounted boiler.

FIRST FLOOR LANDING

MASTER BEDROOM 15'9" x 9'6" max (4.8m x 2.9m max)

Far reaching views through window and cast iron fireplace surround.

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

Double bedroom.

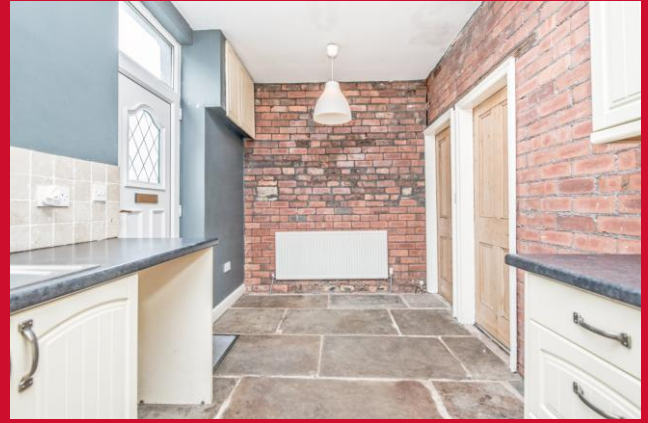
BATHROOM Stunning four piece suite with freestanding bath and central tap, glazed shower cubicle, WC, sink and stone flooring.

EXTERIOR Far reaching views to rear and pleasant decked garden to rear and side.

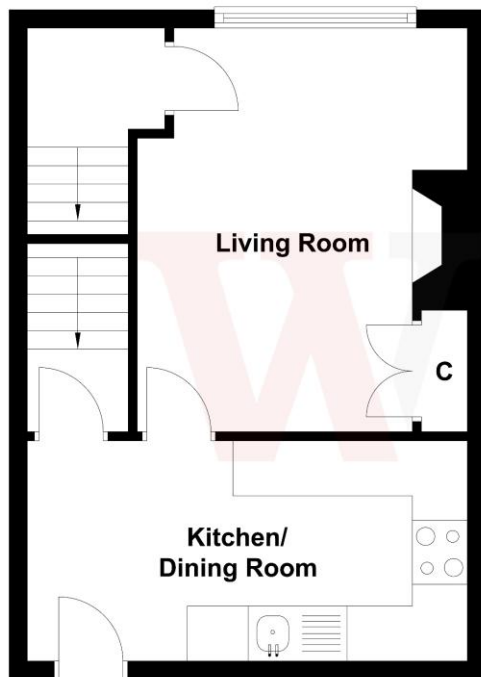
OTHER INFORMATION If you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

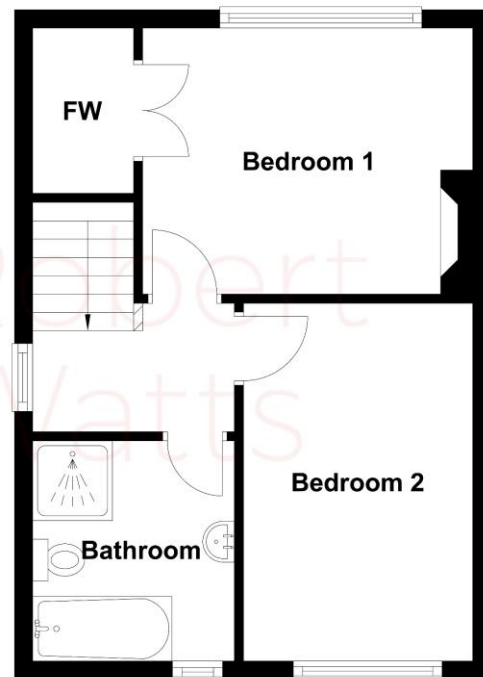
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		
69-80	C		78 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		