Robert Watts

GETTING WEST YORKSHIRE MOVING



60 Radulf Gardens, Liversedge, West Yorkshire, WF15 6AT

WELL PRESENTED and deceptively spacious two bedroom apartment situated on this modern, popular development. Handily located for Spen Leisure Centre, Royds Park and the 'Greenway' cycle/footpath, this lovely first floor apartment offers a modern specification and its ideal for FTB's, professional couples and downsizers. Benefitting from 976 years remaining on the lease it comprises hall, lounge, kitchen, two good sized bedrooms and bathroom, a car parking space to the rear and has GCH and uPVC DG.

Asking Price £120,000

T 01274 878878 E cleckheaton@robertwatts.co.uk W robertwatts.co.uk

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

RWEstateAgents @robertwatts_

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COMMUNAL ENTRANCE LOBBY Stairs leading to the first floor.

HALLWAY Cloaks cupboard.

LIVING ROOM 18' x 11' (5.49m x 3.35m)
Spacious living room.

KITCHEN AREA 7' x 6' (2.13m x 1.83m)
Superb, modern fitted kitchen with wall and base units, worktop, inset 1.5 bowl sink and mixer tap with electric oven and hob and extractor and plumbing for washing machine. Tiled walls.

BEDROOM 1 11' x 11' (3.35m x 3.35m)
Fitted wardrobe.

BEDROOM 2 10' x 7' (3.05m x 2.13m)
Wardrobe.

SHOWER ROOM/W.C. 6 x 5'10" (6 x 1.78m)
Lovely three piece modern suite with glazed shower cubicle, vanity sink unit and WC. Heated towel rail.

OUTSIDE Communal gardens with allocated parking space to rear.

Tenure - Freehold
Council Tax Band - B
EPC Rating - B

OTHER INFORMATION 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.

LEASE INFORMATION The property has 976 years remaining on the lease and the service charge is £2,808 per annum (pa) with a £40 pa ground rent. Further details are available on request.

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.









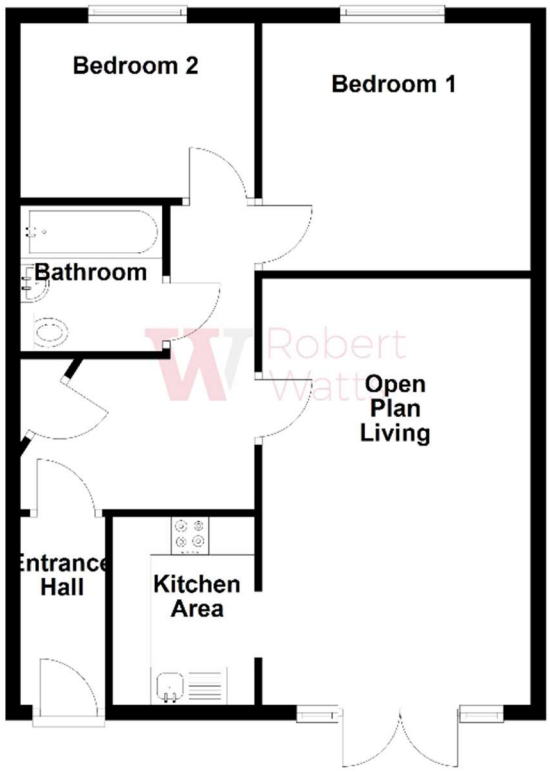


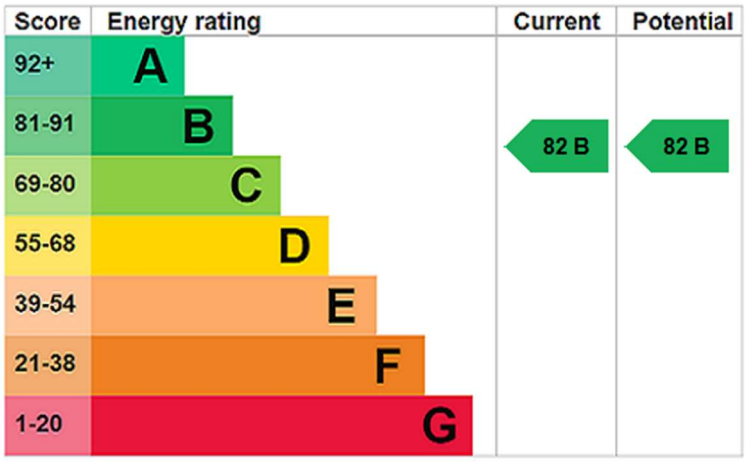






Top Floor





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