



Listing Drive, Liversedge,

£169,950

* SEMI DETACHED * THREE BEDROOMS * CLOSE TO AMENITIES * GARDENS *
* GARAGE * DRIVEWAY * IDEAL STARTER HOME *

This spacious three bedroom semi detached property would make an ideal purchase for a FTB/Young Family. The well presented property has been updated by the current owner and is ideally located for shops, amenities and a choice of first and secondary schools near by.

Benefits from GCH, DG, garden and a garage.

The accommodation briefly comprises entrance hallway, cloaks/wc, dining kitchen, lounge and a bedroom. There are two further first floor bedrooms, house bathroom and a second wc room.

To the outside there is a low maintenance garden to the rear with a driveway leading to an attached garage.



Entrance Hall

With radiator.

Cloakroom/WC

Two piece suite comprising low suite wc and pedestal wash basin.

Lounge

17'10" x 10'10" (5.44m x 3.30m)

With radiator and three double glazed windows.

Dining Kitchen

15'6" x 9'9" (4.72m x 2.97m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, integrated fridge freezer, radiator, double glazed window and plumbing for auto washer.

Bedroom Three

10'11" x 9'5" (3.33m x 2.87m)

With radiator and double glazed window.

First Floor

Bedroom One

10'11" x 10'3" (3.33m x 3.12m)

With radiator, built in wardrobe and double glazed window.

Bedroom Two

10'10" x 6'5" (3.30m x 1.96m)

With radiator and double glazed window.

Bathroom

Two piece suite comprising low suite wc, vanity sink unit, radiator, double glazed window.

WC Room

With low suite wc and double glazed window.

Exterior

Low maintenance garden to the rear with driveway leading to an attached garage.

Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, continue to follow A638 for 1.4 miles, turn left onto Ings Rd, right onto Listing Drive.

TENURE

FREEHOLD

Council Tax Band

A



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | 85 | Very environmentally friendly - lower CO ₂ emissions (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

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