



**Smith Street, Liversedge,**

**£179,950**

- \* TOWN HOUSE \* THREE BEDROOMS \* MODERN BATHROOM \* CUL-DE-SAC \*
- \* LANDSCAPED GARDEN \* POPULAR LOCATION \* IDEAL STARTER HOME \*

A fantastic opportunity for either first time buyer or young family to purchase this delightful three bedroom town house.

Benefits gas central heating and upvc double glazing.

The well presented accommodation briefly comprises reception hall, good sized lounge with dining area, kitchen, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there are landscaped lawned garden and parking.



## Entrance Hall

With radiator and inset lights to staircase.

## Lounge

15'6" x 16'3" (4.72m x 4.95m)

With a coal effect fire in feature fireplace surround, radiator, store cupboard, upvc French doors to kitchen.

## Kitchen

8'7" x 8'6" (2.62m x 2.59m)

With wall and base units incorporating laminated sink unit, oven and hob, plumbing for auto washer, part tiled walls.

## First Floor Landing

## Bedroom One

12'4" x 8'8" (3.76m x 2.64m)

## Bedroom Two

12'7" x 9'1" (3.84m x 2.77m)

With fitted wardrobes and radiator.

## Bedroom Three

6'4" x 7'6" (1.93m x 2.29m)

With radiator.

## Bathroom

Three piece modern white suite, tiled walls and heated towel rail.

## Loft

Mostly boarded. Accessed via a pull down ladder.

## Exterior

To the outside there are landscaped gardens and parking.

## Directions

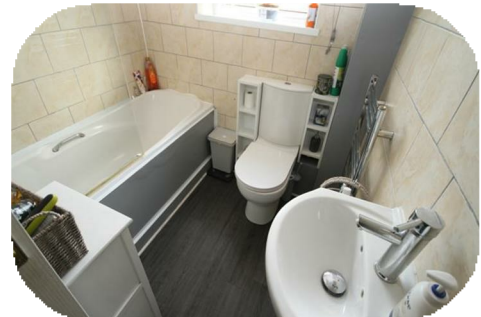
From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, continue to follow A638 for 1.6 miles, turn right onto Leeds Rd/A62, turn left onto Union Rd, left onto Smith St and the property will be seen displayed via our For Sale board.

## 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
[G2 plus] A		[G2 plus] A	
[B1-B3] B		[B1-B3] B	
[C1-C3] C		[C1-C3] C	
[D1-D3] D		[D1-D3] D	
[E1-E3] E		[E1-E3] E	
[F1-F3] F		[F1-F3] F	
[G1-G3] G		[G1-G3] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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