



**Laverhills, Hightown,**

**£135,000**

\* SEMI DETACHED \* TWO BEDROOMS \* CUL-DE-SAC LOCATION \* REAR VIEWS \*  
\* GREAT STARTER HOME \* SOME MODERNISATION REQUIRED \*

A fantastic opportunity for either first time buyer or investor to purchase this two bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

The accommodation briefly comprises entrance, lounge, dining kitchen, two first floor bedrooms and bathroom.

To the outside there are gardens, block paved drive and a large garden shed.





## Entrance

With radiator.

## Lounge

11'5" x 12'9" (3.48m x 3.89m)

With solid wood burner set in chimney breast, radiator.

## Dining Kitchen

12'9" x 7'9" (3.89m x 2.36m)

With wall and base units incorporating laminated sink unit, five ring stainless steel stove, plumbing for auto washer, part tiled walls and radiator.

## First Floor Landing

## Bathroom

Three piece white suite.

## Bedroom One

12'9" x 11'5" (3.89m x 3.48m)

With shower cubicle and radiator.

## Bedroom Two

7'10" x 10'3" (2.39m x 3.12m)

With radiator.

## Exterior

To the outside there is a block paved drive to the front, together with an enclosed garden to the rear with shed.

## Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, turn right onto Parkside/A643, turn left onto Hightown Rd, left onto Halifax Rd/A649, left onto Laverhills and the property will shortly 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) <b>A</b>		84	(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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