



Third Avenue, Hightown, £100,000

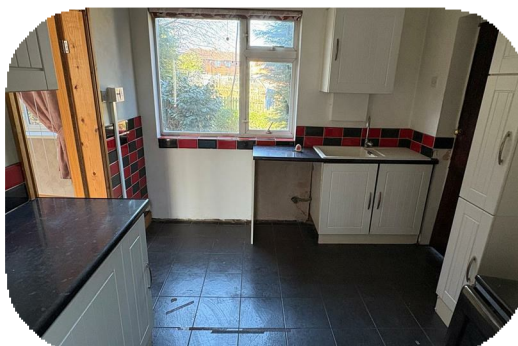
PUBLIC NOTICE

50 Third Avenue
Hightown
Liversedge
WF15 8JS

We are acting in the sale of the above property and have received an offer of £106,500 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

* SEMI DETACHED * TWO BEDROOMS * SOME MODERNISATION REQUIRED *



Entrance Vestibule

Lounge

18'2" x 10'1" (5.54m x 3.07m)

With double glazed windows.

Kitchen

9'1" x 11'9" (2.77m x 3.58m)

Fitted wall and base units incorporating sink unit, plumbing for auto washer, tiled floor, double glazed window.

First Floor

Bedroom Two

9'1" x 9'4" (2.77m x 2.84m)

With double glazed window.

Bedroom One

8'7" x 11'6" (2.62m x 3.51m)

Occasional Room

9'1" x 7'11" (2.77m x 2.41m)

With double glazed window.

Bathroom

Three piece suite comprising panelled bath, low suite wc, sink unit, double glazed window.

Exterior

To the outside there are gardens front and rear.

Directions

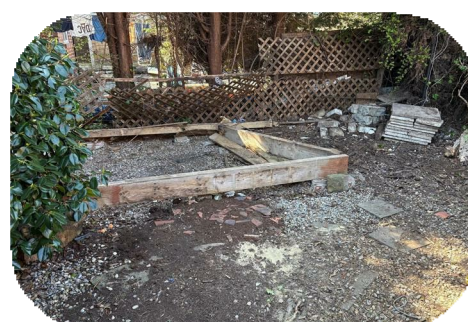
From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, turn right onto Parkside/A643, left onto Hightown Rd, right onto Halifax Rd/A649, turn left onto First Ave, right onto Third Ave and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A / Kirklees



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			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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