



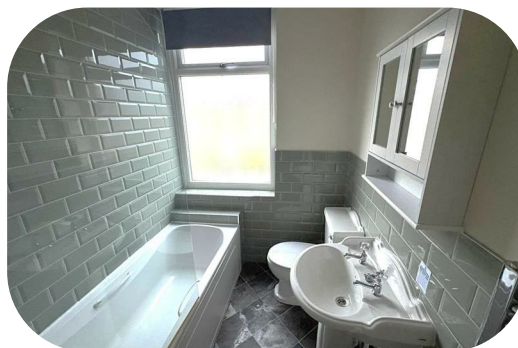
**Halifax Road,**

**£89,950**

**\* TERRACE \* ONE BEDROOM \* POPULAR LOCATION \* CLOSE TO AMENITIES \*  
\* NO ONWARD CHAIN \***

This one bedroom terrace property would make an ideal purchase for a number of buyers. Ideally situated in the location of Liversedge which boasts amenities, shops and motorway links near by. Briefly comprising entrance vestibule, open plan lounge/kitchen, cellar, first floor bedroom and house bathroom.

**VIEWING ESSENTIAL!**





Entrance Vestibule

Open Plan Lounge/Kitchen

16' x 13'8" (4.88m x 4.17m)

Kitchen area has a range of fitted wall and base units incorporating stainless steel sink unit, oven, hob, extractor hood, plumbing for auto washer, double glazed window.

Cellar

Useful storage.

First Floor

Bedroom One

16'10" x 10'8" (5.13m x 3.25m)

With double glazed window.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, double glazed window.

Directions

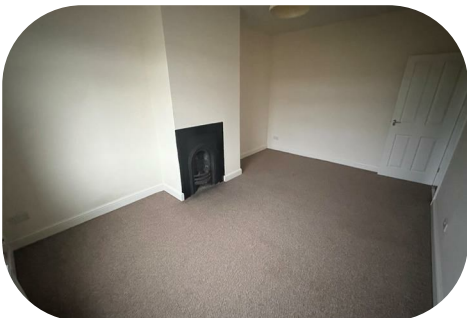
From our office in Cleckheaton town centre proceed right onto Bradford Rd, turn right onto Knowler Hill, right onto Halifax Rd and the property will shortly be seen displayed via our For Sale board.

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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		89	(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

