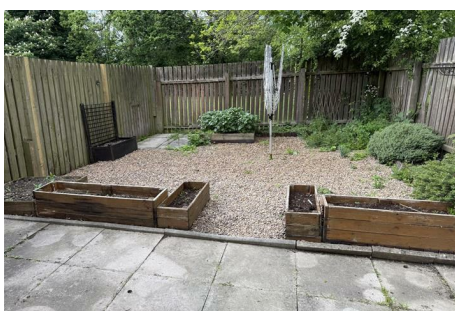




**Snow  
Gate™**

**Estate  
agency  
done  
properly**



## 30 Eddercliffe Crescent

Liversedge, WF15 6LR

The property needs to be viewed to fully appreciate its quiet location surrounded on two sides by the beautiful Royds Park. Offered with no onward chain. This newly decorated three-bedroom end terrace is move-in ready and well suited to first-time buyers or young families. Well-positioned for access to Cleckheaton, Heckmondwike, and Mirfield town centres, the property is also within easy reach of local amenities, public transport links, and motorway networks for commuting ease. Schools are also nearby and the Spen Valley Leisure Centre is positioned across the road. The property features a spacious open-plan dining kitchen, off-road parking to the front, and an enclosed rear garden that backs onto a local park.

**£185,000**

# 30 Eddercliffe Crescent

Liversedge, WF15 6LR



- THREE BEDROOM END TERRACE HOUSE
- CLOSE TO LOCAL AMENITIES & MOTORWAY LINKS
- NO ONWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS/YOUNG FAMILIES
- ENCLOSED REAR GARDEN & OFF ROAD PARKING
- LARGE OPEN PLAN DINING KITCHEN
- LOCATION SITUATED IMMEDIATELY ADJACENT TO ROYDS PARK

Entrance

WC

Dining Kitchen

Lounge

First Floor Landing

Bathroom

Bedroom One

Bedroom Two

Bedroom Three

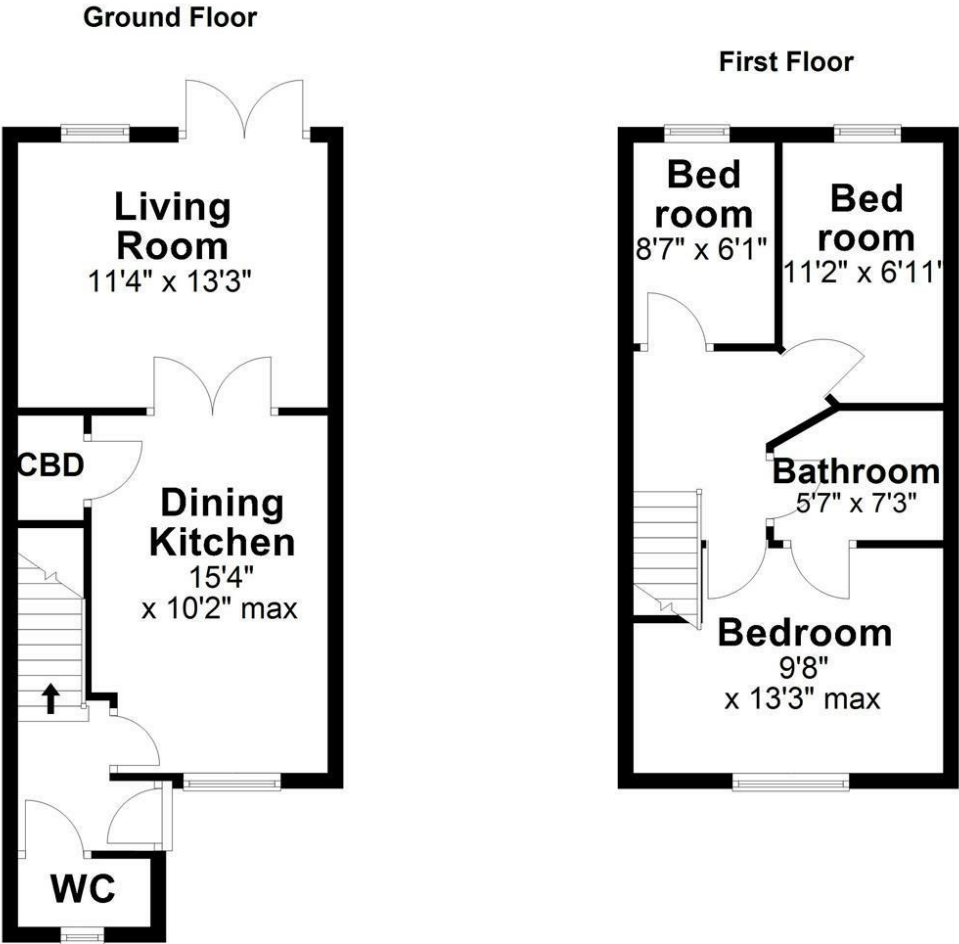
Garden & Parking







Floor Plan



Total area: approx. 752.4 sq. feet  
**Eddercliffe, Liversedge**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

