

local
properties

buy • sell • let



57 Firthcliffe Drive
Liversedge, WF15 6HR

£150,000
Freehold

***** SPACIOUS THREE BEDROOM END TOWN HOUSE - LOUNGE & DINING KITCHEN - CUL DE SAC LOCATION - NO CHAIN ***** This property has gas central heating and PVCu double glazing and comprises: entrance hall, lounge, dining kitchen with integrated appliances, guest wc, study/occasional bedroom, vestibule, landing, three bedrooms, bathroom. To the outside there is an enclosed low maintenance garden and on street parking within the cul-de-sac. Close to all amenities, the property gives easy access to Cleckheaton and neighbouring towns and cities. An ideal family home, viewing is recommended.



• THREE BEDROOM END TOWN HOUSE • GCH & PVCu DG • SPACIOUS LOUNGE • DINING KITCHEN WITH INTEGRATED APPLIANCES

ENTRANCE HALL

Laminate flooring. Stairs to first floor. Cloaks cupboard.
Composite door to side.

LOUNGE

16'0" x 11'0"

Coving and dado rail. Patio doors to front. Radiator.

DINING KITCHEN

17'0" x 9'0"

With base and wall units incorporating stainless steel sink and drainer. Ceramic hob, electric oven and extractor hood. Integrated washing machine and dishwasher. Tiled splashbacks and ceramic tiled floor. Windows to front and side. Radiator.

STUDY

7'0" x 6'0"

Window to front.

GUEST WC

With low flush wc and vanity wash hand basin. Window to side.

VESTIBULE

Ceramic tiled floor. Door leading into front garden.

LANDING

Airing cupboard. Access to loft.

BEDROOM ONE

16'0" x 9'0"

Window to front. Radiator.

BEDROOM TWO

11'0" x 9'0"

Windows to front and side. Radiator.

BEDROOM THREE

9'0" x 7'0"

Window to front. Radiator.

BATHROOM

Part tiled with three piece suite comprising: bath with shower over, pedestal wash hand basin, low flush wc.
Window to side. Radiator

EXTERIOR

Enclosed garden to the front of the property which is block paved with shrubbery borders. On street parking.

HOW TO GET THERE

From our office in Birstall proceed down Smithies Lane and



- GROUND FLOOR STUDY/OCCASIONAL BEDROOM • GUEST WC • ENERGY RATING - C • ENCLOSED LOW MAINTENANCE GARDEN

at the traffic lights bear right up the A62 Huddersfield Road. Go straight ahead at the traffic lights and straight on again at the traffic lights at Six Lane Ends. 57 Firthcliffe Drive will be found further down on the right hand side facing onto Leeds Road and is signified by our For Sale board.



• ON STREET PARKING IN CUL-DE-SAC • NO CHAIN





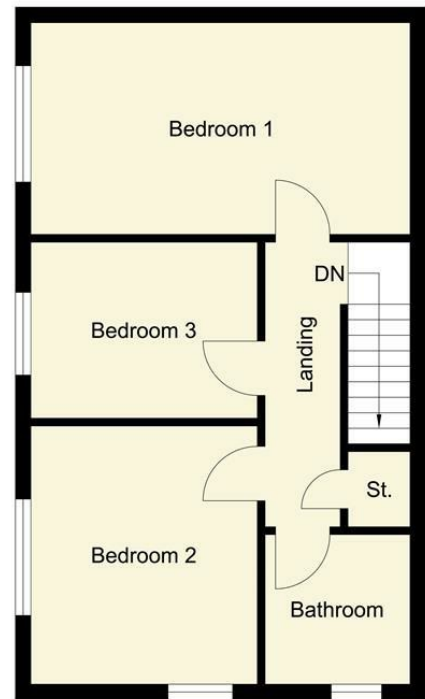
Additional Information

Local Authority -
Council Tax - Band A
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold



Ground Floor



First Floor

57 Firthcliffe Drive



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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