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properties

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## 60 Valley Road Liversedge, WF15 6DF

£114,950

Freehold

\*\*\*\*\* TWO BEDROOM TERRACE HOUSE - ACCOMMODATION SET OVER THREE FLOORS - ENCLOSED GARDEN \*\*\*\*\* This property has PVCu double glazing and gas central heating and comprises: entrance vestibule, lounge, dining kitchen to the lower ground floor, landing, two bedrooms, bathroom. To the outside, there is an enclosed garden to the front and on street parking. Conveniently located close to all amenities as well as the town centres of Cleckheaton and Heckmondwike, it is ideally placed for access to the motorways. Realistically priced, viewing is recommended.



• TWO BEDROOM MID TERRACE • ACCOMMODATION SET OVER THREE FLOORS • GCH & PVCu DG

### ENTRANCE VESTIBULE

Stairs to first floor. Door to front.

### LOUNGE

15'0 x 14'0

Fireplace surround with inset Living Flame gas fire.

Windows front and rear. Plumbing for radiator.

### KITCHEN

15'0 x 12'0

With base and wall units incorporating inset stainless steel sink and drainer. Plumbed for automatic washing machine.

Gas cooker point. Understairs storage cupboard. Window to front. Radiator.

### LANDING

Radiator.

### BEDROOM ONE

11'0 x 9'0

With fitted wardrobes to recess. Window to front. Radiator.

### BEDROOM TWO

11'0 x 7'0

Storage cupboard. Window to front. Radiator.

### BATHROOM

Fully tiled with three piece suite comprising: bath with shower over and screen, pedestal wash hand basin, low flush wc. Ceramic tiled floor. Heated towel rail. Window to rear.

### EXTERIOR

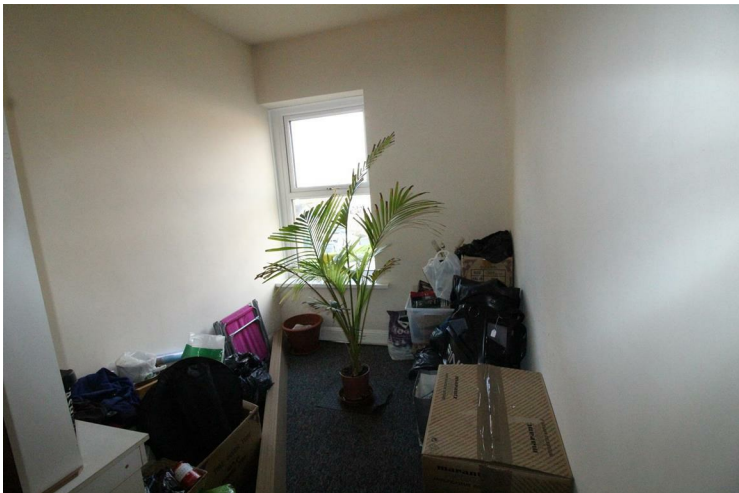
Enclosed lawned garden to the front of the property. On street parking.

### DIRECTIONS

From Birstall Centre proceed down Smithies Lane and bear right at the traffic lights onto Huddersfield Road. Go straight ahead at the next two sets of traffic lights and turn right at the third onto Bradford Road. Valley Road is the third turning on the left where number 60 will be found on the left hand side, signified by our For Sale board.



- SPACIOUS LOUNGE • BASEMENT DINING KITCHEN • ENCLOSED GARDEN TO FRONT • ON STREET PARKING




• ENERGY RATING - D • CLOSE TO ALL AMENITIES • REALISTICALLY PRICED

## Additional Information

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

**Floor Area** - sq ft  
**Tenure** - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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