

local
properties

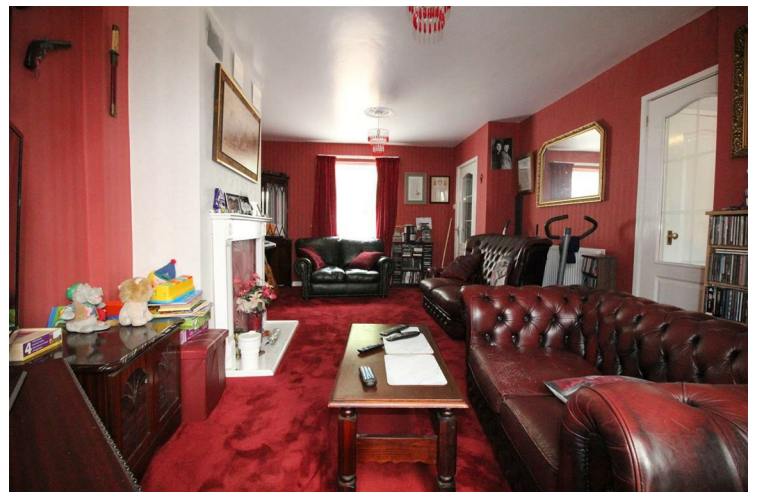
buy • sell • let



109 Leeds Road
Liversedge, WF15 6AB

£195,000
Freehold

***** SPACIOUS THREE BEDROOM SEMI DETACHED - MODERN DINING KITCHEN - CONSERVATORY TO REAR - EXTENSIVE REAR GARDEN & OFF STREET PARKING ***** This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, lounge, dining kitchen, conservatory, rear porch, landing, three bedrooms, bathroom, separate wc. To the outside, there is off street parking to the front with an excellent sized enclosed rear garden. Located close to all amenities, the property is ideally placed for access to neighbouring towns and cities and the nearby motorways. An ideal family home, viewing is recommended.



- SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE • THROUGH LOUNGE • MODERN DINING KITCHEN

ENTRANCE VESTIBULE

Stairs to first floor. Door to front.

LOUNGE

19' x 12'

Window to front. Radiator. French doors to:

CONSERVATORY

8' x 8'

With french doors leading to rear garden.

DINING KITCHEN

19' x 15'

With an excellent range of base and wall units incorporating stainless steel sink unit. Gas cooker point with extractor hood over. Plumbing for dishwasher. Tiled splashbacks. Breakfast bar. Bay window to front. Radiator.

REAR PORCH

With plumbing for automatic washing machine. Door to rear.

LANDING

Storage cupboard. Window to rear.

BEDROOM ONE

12' x 10'

Window to front. Radiator.

BEDROOM TWO

12' x 10'

Window to front. Radiator.

BEDROOM THREE

10' x 8'

Window to rear. Radiator.

BATHROOM

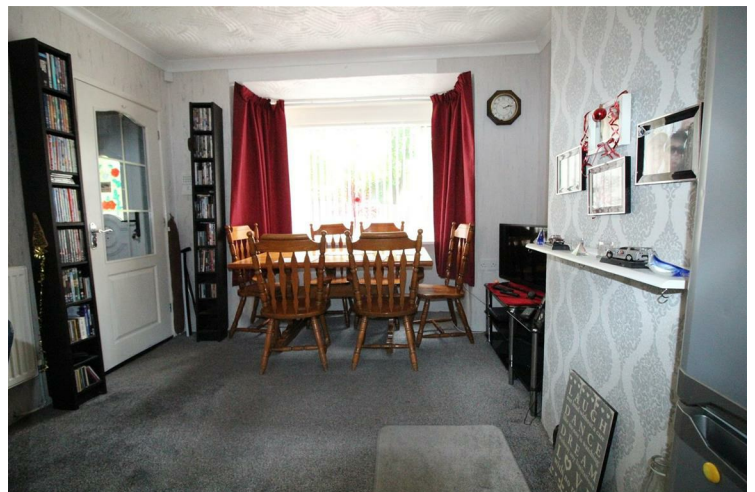
Fully tiled with two piece suite comprising: bath with shower over and screen, vanity wash hand basin. Ceramic tiled floor. Heated towel rail. Window to rear.

EXTERIOR

Block paved to the front of the property providing off street parking for two cars. Enclosed rear garden with paved patio, lawned area and gravelled beyond. Three garden storage sheds.

DIRECTIONS

From Birstall Centre proceed up Huddersfield Road and go straight ahead at both sets of traffic lights onto Leeds

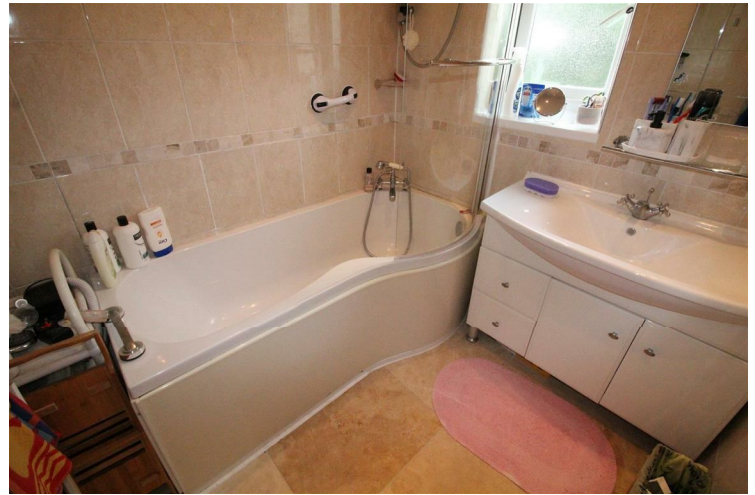


- CONSERVATORY TO REAR • BATHROOM & SEPARATE WC • EXTENSIVE REAR GARDEN • OFF STREET PARKING TO FRONT • EPC - tbc • IDEAL FAMILY HOME

Road. Number 109 will be found on the right hand side, signified by our For Sale board.



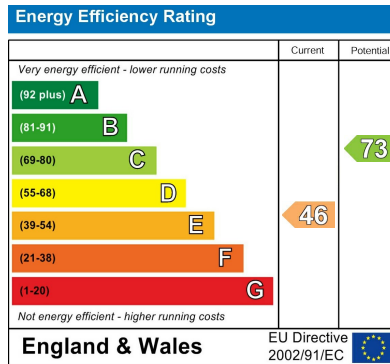




Additional Information

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

Floor Area - sq ft
Tenure - Freehold



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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