

local
properties

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29 Milton Close Liversedge, WF15 7BG

£165,000
Freehold

***** WELL PRESENTED TWO BEDROOM TOWN HOUSE - LOUNGE & DINING KITCHEN - NEW BATHROOM FITTED 2023 - GARDENS & OFF STREET PARKING - CUL-DE-SAC LOCATION ***** This property has gas central heating and PVCu double glazing and comprises: lounge, dining kitchen, landing, two double bedrooms, bathroom. To the outside, there are gardens front and rear and off street parking for two vehicles to the rear. Located in an elevated position, the property is conveniently placed for access to all amenities, neighbouring towns and the motorway network. This property offers ready to move into accommodation and an early viewing is advised.



• WELL PRESENTED TOWN HOUSE • TWO DOUBLE BEDROOMS • GCH & PVCu
DG • LOUNGE & DINING KITCHEN

LOUNGE

16'4" x 11'1"

Marble fireplace surround with inset living flame gas fire.

Coving to ceiling. Door and window to front. Radiator.

DINING KITCHEN

11'1" x 8'10"

With base and wall units incorporating composite sink and mixer tap. Gas hob, electric oven and extractor hood.

Plumbing for automatic washing machine. Tiled splashbacks. Understairs storage cupboard. Door and window to rear. Radiator.

LANDING

Access to part boarded loft via pull down ladder. Radiator.

BEDROOM ONE

11'1" x 11'1"

Window to front. Radiator.

BEDROOM TWO

11'1" x 8'6"

Storage cupboard. Window to rear. Radiator.

BATHROOM

Fully tiled with three piece suite comprising: bath with

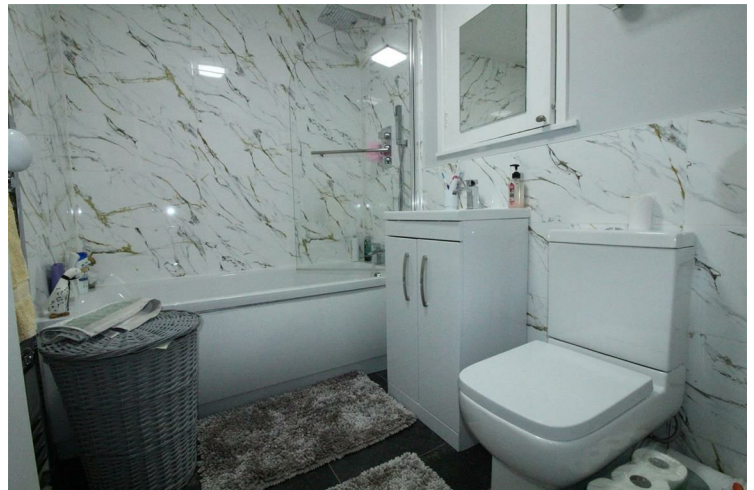
shower over and screen, vanity wash hand basin, low flush wc. Extractor fan. Airing cupboard. Heated towel rail.

EXTERIOR

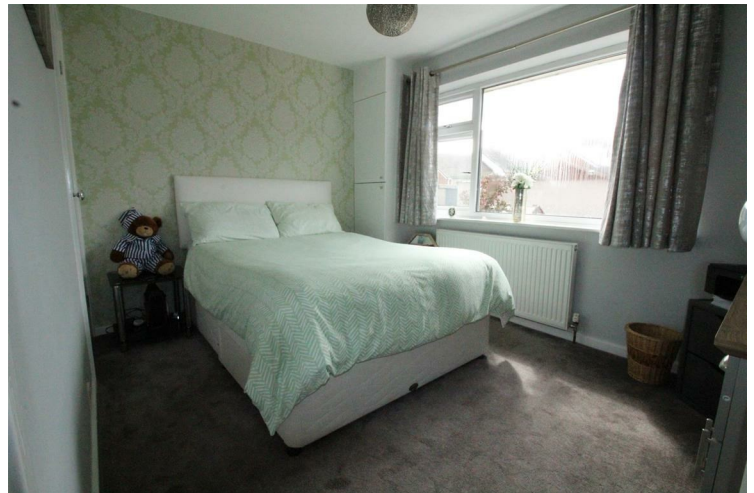
Open plan lawned garden to the front of the property with mature shrubs. Enclosed garden to the rear which is on three levels with eternal lawn, gravelled seating area and garden store. Off street parking for two cars to the rear (accessed via Forge Lane).

DIRECTIONS

From Birstall centre proceed down Smithies Lane and bear right at the traffic lights onto Huddersfield Road. Go straight ahead through the next three sets of traffic lights and take the the second left onto Union Road. Continue for some distance and turn right into Wormald Street. At the T junction turn left into Cornmill Lane and take the second right into Milton Road. Take the next right into Milton Avenue. which runs into Milton Close and number 29 will be found at the head of the cul-de-sac, signified by our For Sale board.



- NEW BATHROOM SUITE FITTED 2023 • GARDENS FRONT & REAR • OFF STREET PARKING TO REAR • CUL - DE - SAC LOCATION • VIEWING RECOMMENDED • EPC - C



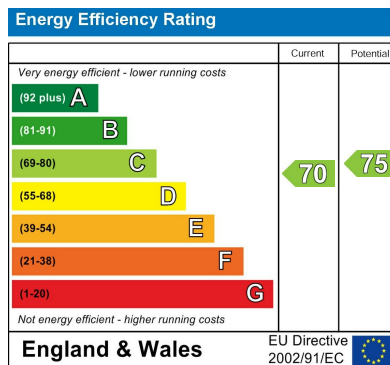




Additional Information

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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