

local
properties

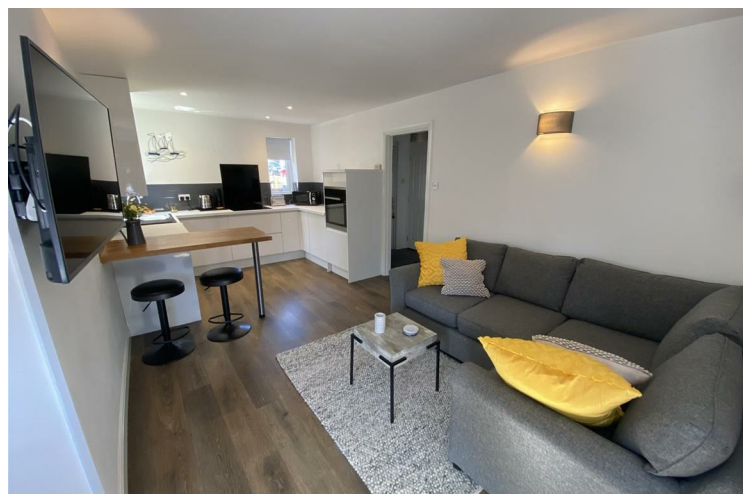
buy • sell • let



5 Naylor's Court Liversedge, WF15 7LE

£129,995
Leasehold

***** IMMACULATE GROUND FLOOR OVER 55's APARTMENT - ONE DOUBLE BEDROOM WITH FITTED WARDROBES - NEW KITCHEN WITH INTEGRATED APPLIANCES FITTED 2021 - NO CHAIN ***** This well presented property with independent access has gas central heating and PVCu double glazing (fitted 2021) and comprises: entrance hall, open plan lounge with kitchen area, double bedroom, bathroom. To the outside, there is a south facing communal garden and private parking to the rear. Located in Roberttown village, the property is within easy reach of all amenities and transport services. Ideally suiting a single person or couple, this apartment offers ready to move into accommodation and an early viewing is advised.



• GROUND FLOOR APARTMENT OVER 55's • ONE DOUBLE BEDROOM WITH FITTED WARDROBE

ENTRANCE HALL

Cloaks/storage cupboard. Amtico flooring. Composite door to side. Radiator.

OPEN PLAN LOUNGE & KITCHEN AREA

20'8" x 9'10"

With an excellent range of base units incorporating composite sink with mixer tap. Electric hob and eye level electric oven. Integrated fridge, freezer and automatic washing machine. Breakfast bar. Inset spotlights. Amtico flooring. Bay window to rear with further windows to rear and side. Radiator.

BEDROOM

12'1" x 8'2"

With fitted wardrobes to one wall. Amtico flooring. Window to front. Radiator.

BATHROOM

With three piece suite comprising: bath with shower over, pedestal wash hand basin, low flush wc. Complementary floor and wall tiles. Extractor fan. Heated towel rail. Window to front.

EXTERIOR

South facing communal gardens and private parking to the

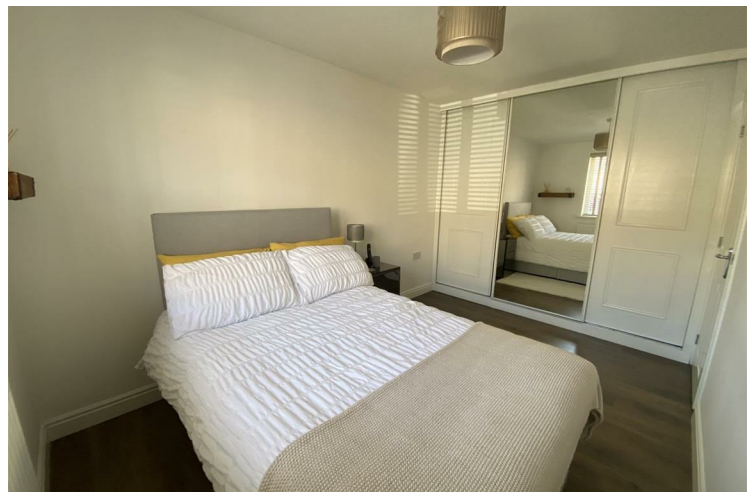
rear of the property. Drying area.

NOTE

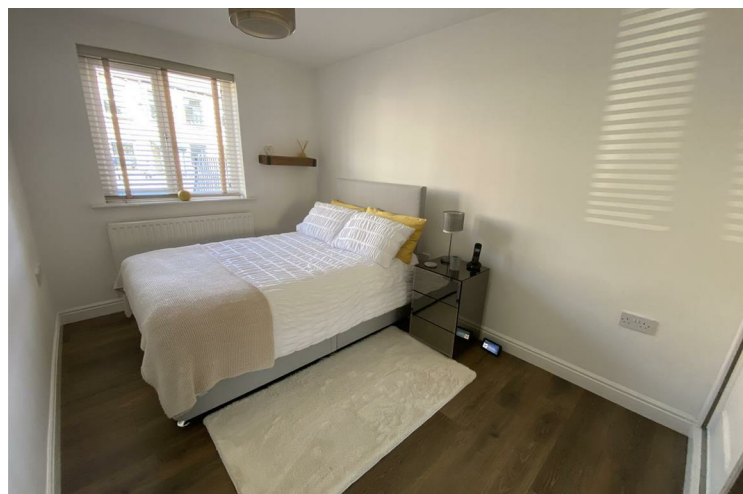
We understand from our vendor that the service charge is £50 per month and includes: maintenance of gardens and parking area, buildings insurance and external window cleaning.

DIRECTIONS

From Birstall centre proceed up Huddersfield Road for some distance. Turn right into Roberttown Lane and go straight ahead at the mini roundabout where Naylors Court will be found on the left hand side. Proceed under the archway to the parking area and number 5 will be found on the right hand side. Our For Sale board is located at the front of the building.

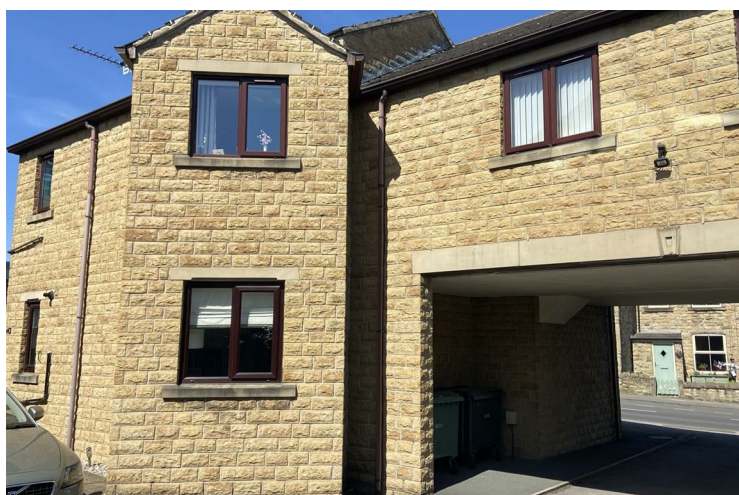


- GCH & PVCu DOUBLE GLAZING (WINDOWS FITTED 2021) • KITCHEN WITH INTEGRATED APPLIANCES FITTED 2021



- MODERN BATHROOM WITH SHOWER •
- AMTICO FLOORING THROUGHOUT •
- ENERGY RATING - C •
- COMMUNAL GARDENS •
- VILLAGE LOCATION •
- MUST BE VIEWED

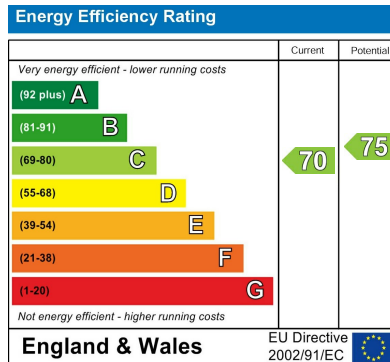




Additional Information

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

Floor Area - sq ft
Tenure - Leasehold



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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