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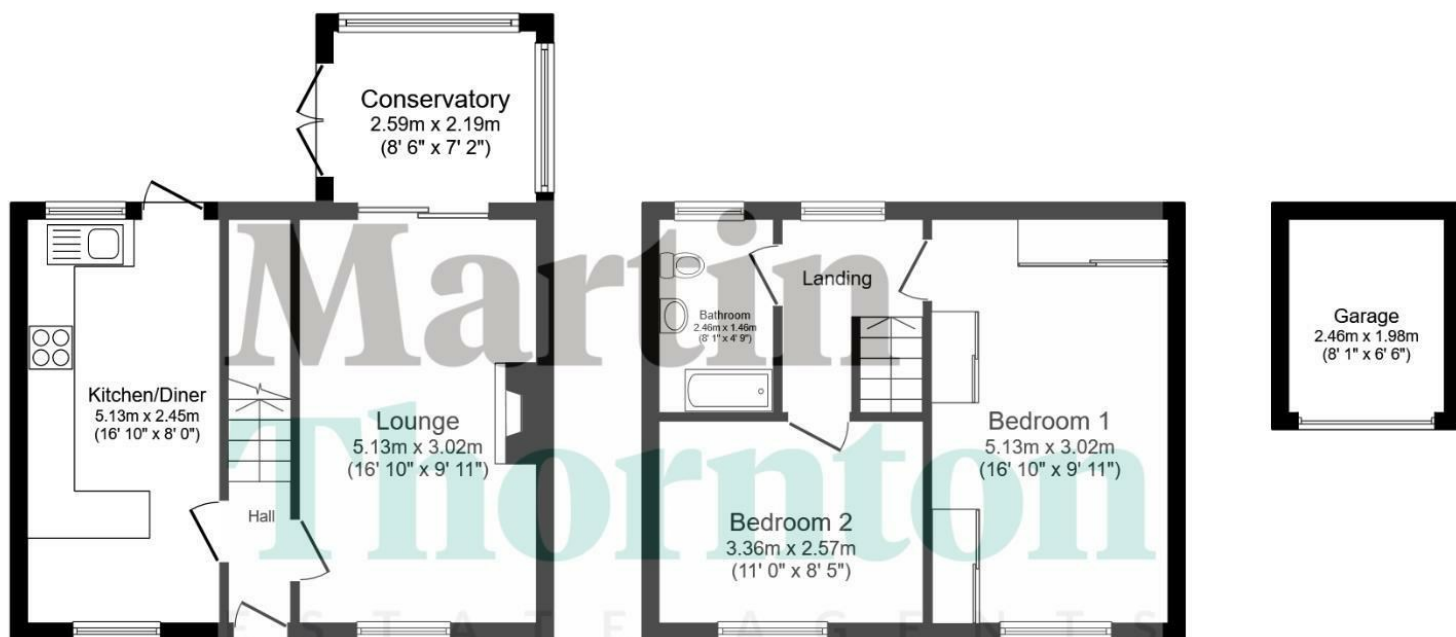
**Arnold Street,
Liversedge,**

£850 Per month

A double fronted semi-detached home with a light and bright interior, garage and parking, offering two double bedrooms in this popular and highly accessible location. The accommodation comprises an entrance lobby, good sized dining kitchen with some integrated appliances, under stairs utility area and living room with patio doors through to a conservatory. On the first floor are two double bedrooms and a bathroom. There is a gas-fired central heating system, uPVC double glazing and a security system. Externally, the rear garden area is enclosed by fencing and there is garaging along with two parking spaces.

**Arnold Street,
Liversedge,**

Floorplan



Ground Floor

Floor area 39.4 m² (424 sq.ft.)

First Floor

Floor area 33.2 m² (357 sq.ft.)

Garage

Floor area 4.9 m²
(53 sq.ft.)

TOTAL: 77.5 m² (834 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Arnold Street, Liversedge,

Details



Entrance Lobby

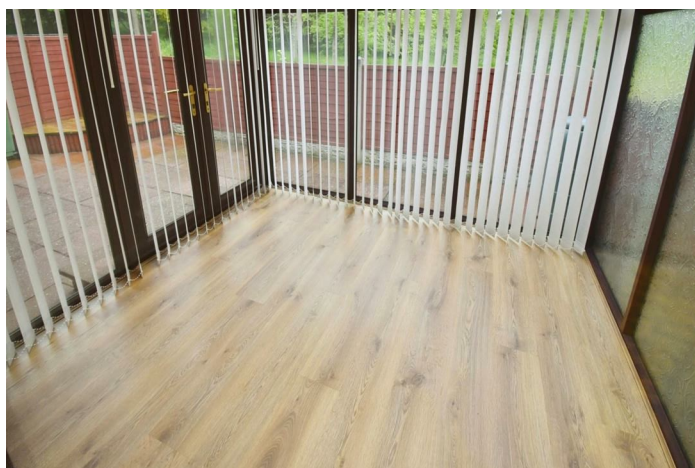
A composite entrance door with an open canopy above gives access to the entrance lobby. This has oak effect laminate flooring which continues through into the dining kitchen. There is a staircase rising to the first floor accommodation along with coving to the ceiling and a radiator.

Living Room



This good sized reception room has a timber fire surround with a marble finish inlay and hearth, home to a coal effect gas fire. There is a uPVC window to the front elevation along with ceiling downlighting, coving to the ceiling and a radiator. At the far end, sliding patio doors give access through to the conservatory.

Conservatory



The uPVC conservatory is particularly light and bright with

glazing to three elevations. There is oak effect laminate flooring and French doors give access to the garden.

Dining Kitchen



This room runs from front to back of the property and is particularly light and bright with front and rear uPVC windows and a composite rear door. There is an array of wall cupboards and base units with working surfaces, matching upstands and a sink unit with a mixer tap. Integrated appliances include a four-ring gas hob and oven with splashback and canopy style filter hood. There is also a slimline dishwasher and space for a freestanding appliance. The worktops extend to create a breakfast bar area, although the room is of a size to accommodate a dining table. The room has ceiling downlighting and a radiator. Off the dining kitchen is a useful under stairs storage cupboard.

Storage Cupboard/Utility

This is a perfect place for shoes and coats and houses the boiler for the central heating system. There is plumbing for an automatic washer and space for additional appliances such as a fridge freezer or condensing dryer, for example.

First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing where there is a spindle balustrade along with ceiling downlighting and access to the loft. The rear uPVC window enjoys a pleasant outlook with a wooded backdrop and there is a radiator.



Bedroom One



This double bedroom has large built-in wardrobes with mirrored doors and further wardrobes, bedside cabinets and overhead storage cupboards. The room can easily accommodate further freestanding furniture. There is a uPVC window along with ceiling downlighting and a radiator.

Bedroom Two



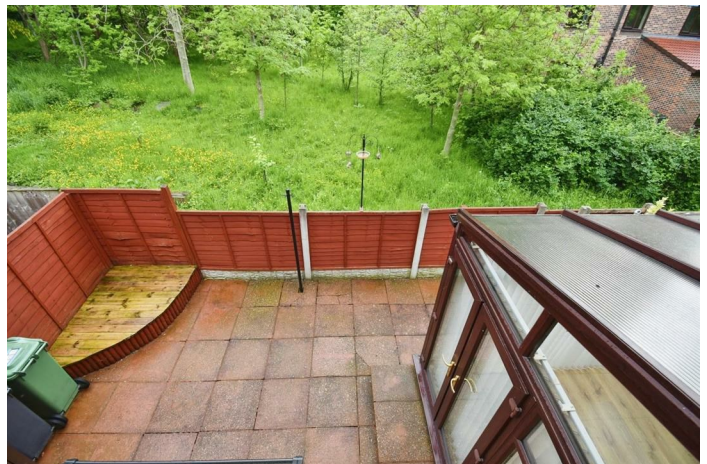
This double bedroom is positioned at the front of the property and has a uPVC window, coving to the ceiling and a radiator.

Bathroom



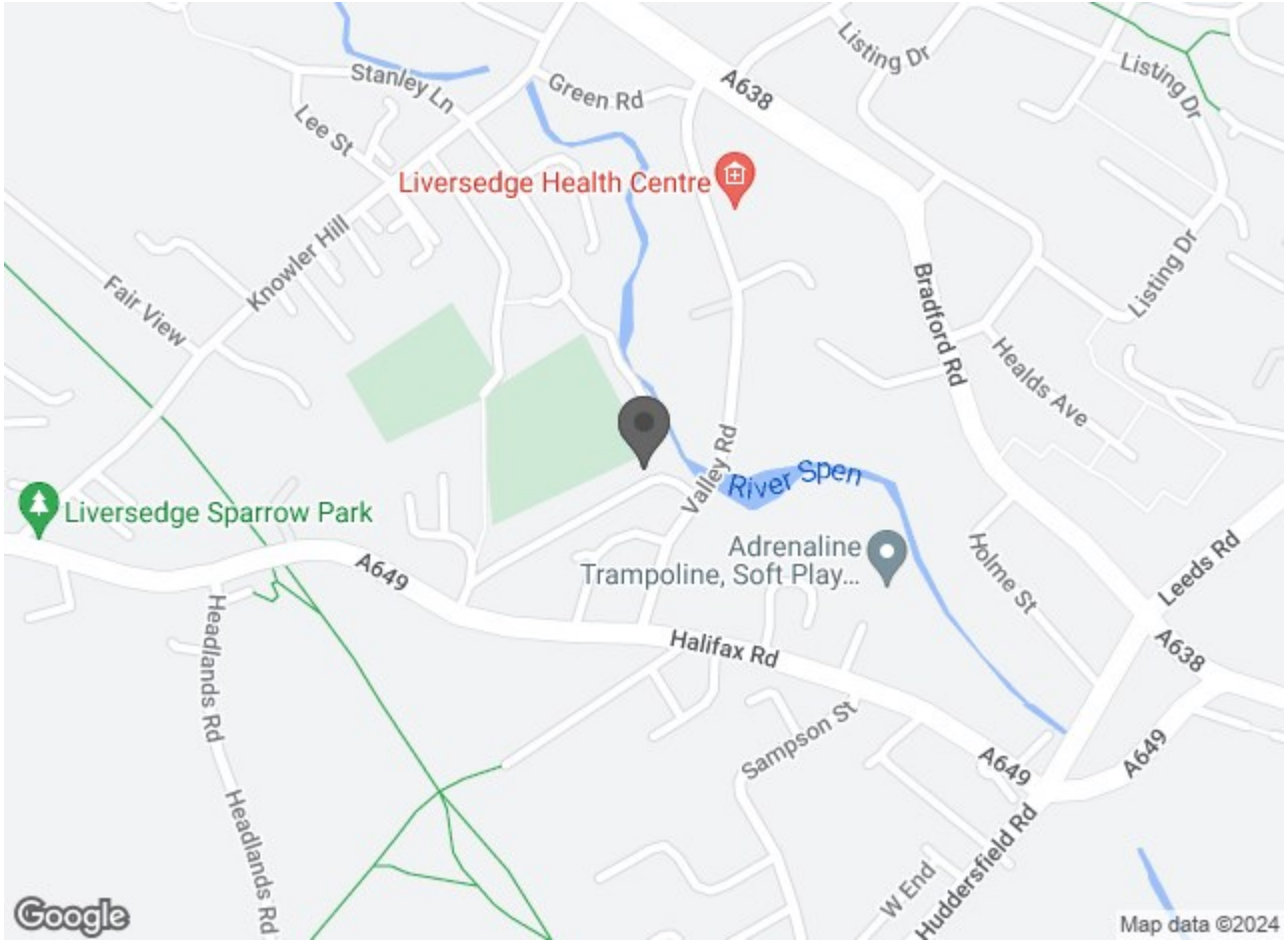
The bathroom has a three-piece suite comprising a corner bath with a shower attachment from the mixer tap, pedestal wash hand basin and low-level WC. There is tiling to the walls, ceiling downlighting, an obscure rear uPVC window and a radiator.

External Details



At the front of the property is an enclosed fenced garden area designed for ease of maintenance with decorative paving, stone and gravel with planted flower beds on either side of the pathway. The rear garden is predominantly paved, enclosed by perimeter fencing and has a lockable timber gate. To the right hand side of the pair of semi-detached houses are the garages and this property has the centre garage of the block of three. There is an additional parking space and a visitor parking space close by.

**Arnold Street,
Liversedge,
Directions**



**Arnold Street,
Liversedge,**

Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.