

Peter David

Properties Ltd

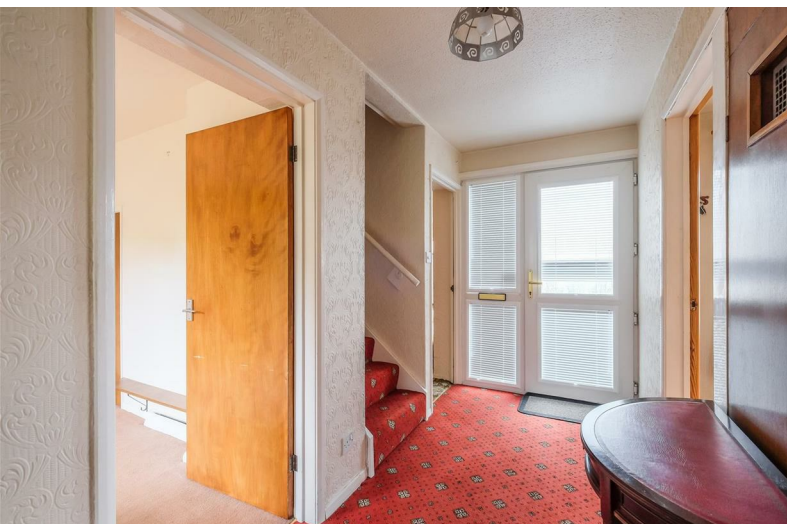
Residential Sales and Lettings



53 Listing Drive

Liversedge, WF15 6HJ

£169,950



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Littletown, Liversedge, WF15 6HJ

£169,950



Available for sale with no upward chain, this house offers a fantastic opportunity for those with a vision, as it is in need of modernisation, allowing you to put your personal touch on every corner. This three bedroom semi detached property would be ideal for first time buyers and has the potential to be an ideal home for a young family.

Briefly comprising: entrance hallway, living room, kitchen diner, utility room, ground floor WC, landing, three bedrooms, shower room and separate WC. Externally the property further benefits from a driveway, garage and garden to the rear.

Situated in a prime location, this property is conveniently close to shops and amenities, making daily errands a breeze. Additionally, the proximity to Ofsted rated good schools ensures that your children will have access to quality education without the hassle of a long commute.

Don't miss out on the chance to transform this house into your dream home - contact us today to arrange a viewing!

Entrance Hallway

Providing access to the ground floor living accommodation. With a useful storage cupboard.

Kitchen Diner

The kitchen has matching wood wall and base units, a tiled splashback and a tiled floor. Comprising: inset stainless steel sink and drainer, integrated fridge freezer and space for a freestanding oven. The dining area is carpeted. With dual aspect windows overlooking both the front and rear of the home.

Living Room

A spacious light and airy living room with dual aspect windows to the front and side.

Bedroom Three

A double ground floor bedroom with useful built in storage cupboard and patio doors leading outside.

Ground Floor WC

Partially tiled with WC, corner sink and wall mounted vanity.

Utility Room

The utility room benefits from work surfaces and storage cupboards. With an external rear door and windows to three sides.

Landing

Providing access to the first floor living accommodation.

Bedroom One

A double bedroom with built in wardrobes and a window to the front elevation.

Bedroom Two

A second bedroom with a window to the side elevation.

Shower Room

The partially tiled shower room comprises: electric shower and pedestal sink. With a window to the side elevation.

WC

With a window to the side elevation.

External

Externally the property benefits from a large driveway providing plenty of parking space, a garage and a private garden to the rear with a patio area and raised lawn.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Directions

For Satnav please use the postcode WF15 6HJ

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

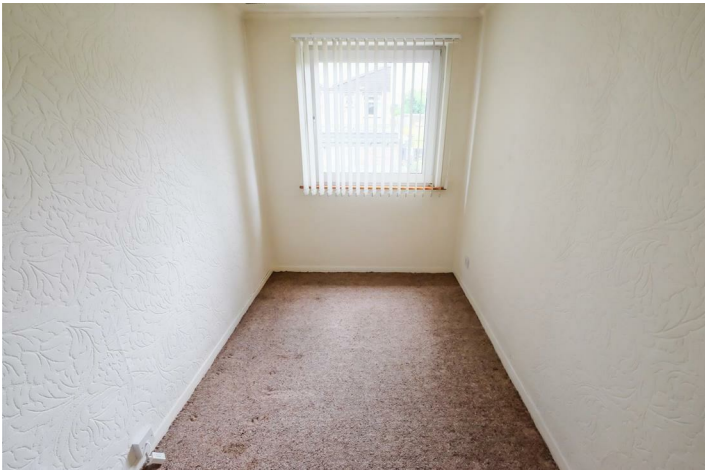
2. General: While we endeavour to make our sales

particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



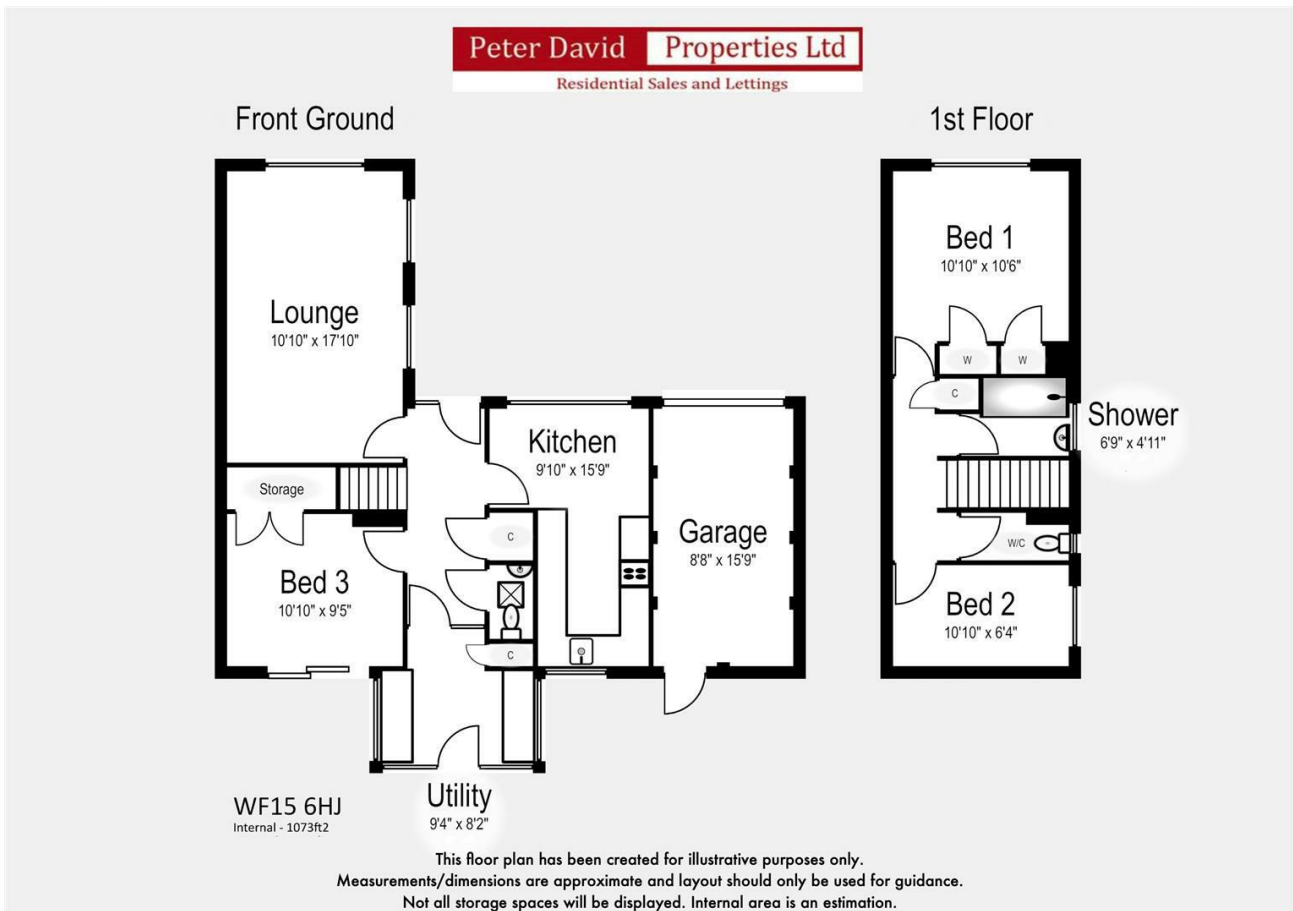
Hybrid Map



Terrain Map



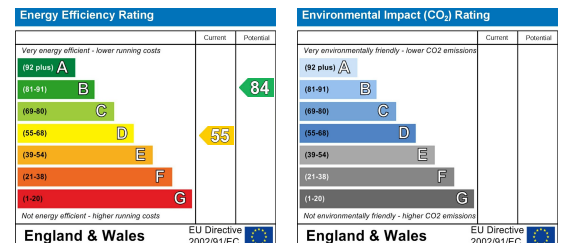
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.