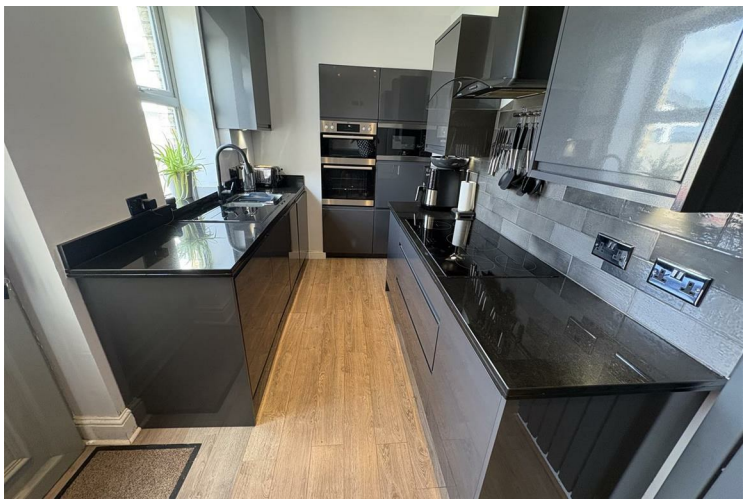
108 Roberttown Lane

Liversedge, WF15 7LY

£995 PCM

***** TWO BEDROOM TOWN HOUSE - LOUNGE & DINING KITCHEN - INTERGRATED APPLIANCES - PATIO GARDEN TO REAR - OFF STREET PARKING FOR TWO CARS- AVAILABLE NOW ***** This well presented property has gas central heating and PVCu double glazing and comprises: entrance hall, lounge, dining kitchen with integrated appliances, landing, two double bedrooms and Jack & Jill bathroom. To the outside, there is a patio garden to the rear with far reaching views and off street parking for tow cars to the front. Located in a popular residential area, it is ideally placed for access to all local amenities and the nearby motorway network. Viewing is recommended. Deposit - £1145. Council Tax Band A.



• TWO BEDROOM TOWN HOUSE • GCH & PVCu DG • SPACIOUS LOUNGE • MODERN KITCHEN WITH INTEGRATED APPLIANCES

LOUNGE

16'0" x 13'5"

Inset spotlights. Laminate flooring. Bay window and door to front. Radiator.

DINING KITCHEN

14'9" x 6'6"

Having an excellent range of base and wall units incorporating inset sink with complementary granite worktops. Integrated washer/dryer, dishwasher and microwave, induction hob and electric double oven. Plumbing for automatic washing machine. Tiled splashbacks. Granite breakfast bar. Door and window to rear. Radiator.

LANDING

Access to both bedrooms.

BEDROOM ONE

11'9" x 10'2"

Wall light points. Window to front. Radiator. Door to Jack and Jill shower room.

BEDROOM TWO

15'1" x 9'10"

Window to rear. Radiator. Door to:

SHOWER ROOM

Part tiled with three piece suite comprising: walk in shower, vanity wash hand basin, low flush wc. Heated towel rail Window to front.

EXTERIOR

Enclosed low maintenance paved garden to the rear of the property with far reaching views. Off street parking for two cars to the front.

NOTE

Children - yes

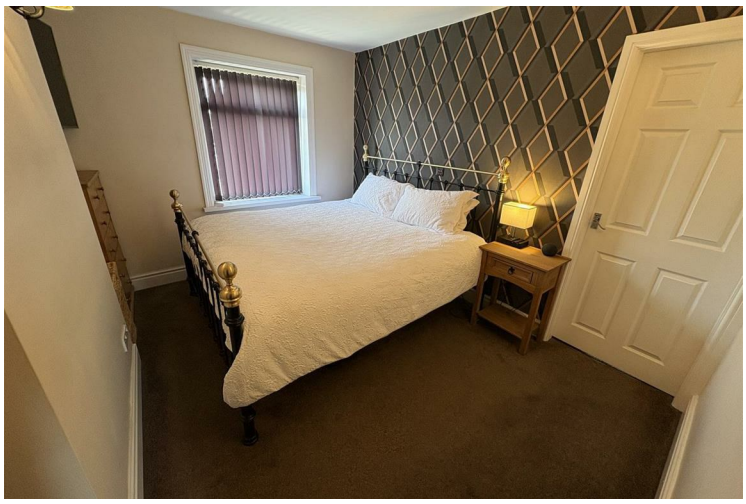
Pets - yes

Smokers - outside only

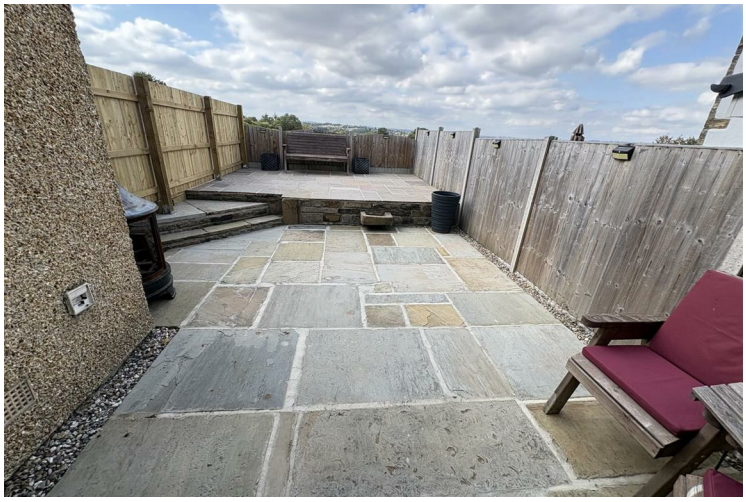
The property is available now

DIRECTIONS

From Birstall Town Centre proceed down Smithies Lane and go straight ahead onto Huddersfield Road. Continue for some distance passing through four sets of traffic lights. After passing The Golden Fish takeaway on the left, take the fifth right onto Roberttown Lane. Number 108 will be found on the right hand side, signified by our To Let board.



- MODERN JACK & JILL SHOWER ROOM
- ENCLOSED REAR GARDEN WITH FAR REACHING VIEWS



• OFF STREET PARKING • EPC - C • POPULAR VILLAGE LOCATION • AVAILABLE NOW

Additional Information

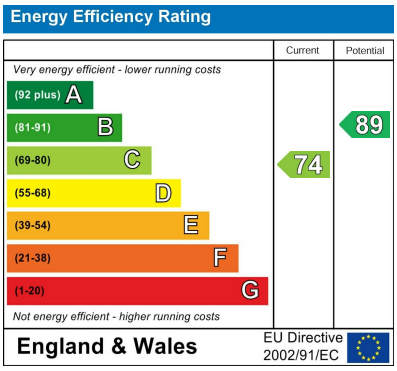
Local Authority - Kirklees

Council Tax - Band A

Viewings - By Appointment Only

Floor Area - sq ft

Tenure -



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

Birstall Sales
Midland Bank Chambers
Smithies Lane
Birstall
Batley
West Yorkshire
WF17 9EB

01924 474456
info@localproperties.net
http://www.localproperties.net/

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