



Fifth Avenue West, Liversedge,

£95,000

** SEMI DETACHED ** TWO BEDROOMS ** POPULAR LOCATION ** GARDENS & PARKING **

This two bedroom semi detached property is located in a popular location.

Requiring some modernisation throughout, the property would appeal to a number of buyers.

Briefly comprising entrance vestibule, lounge, kitchen, two first floor bedrooms and house bathroom.

To the outside there are gardens and off street parking.

49 Fifth Avenue West, LIVERSEDGE, WF15 8JR

We are acting in the sale of the above property and have received an offer of £95,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.



Hall

Lounge

10'0" x 18'5" (3.05m" x 5.61m")



Kitchen

12'1" x 9'6" (3.68m" x 2.90m")

Fitted kitchen having a range of wall and base units incorporating sink unit, plumbing for auto washer and pantry.

Side Porch

First Floor Landing

Bedroom One

16'7" x 9'2" (5.05m" x 2.79m")

Bedroom Two

11'6" x 9'0" (3.51m" x 2.74m")

Bathroom

Three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

Exterior

Garden to rear with off street parking.

Council Tax Band

A

Tenure

FREEHOLD.

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
		63	79
EU Directive 2002/91/EC			
England & Wales		EU Directive 2002/91/EC	
Nil environmentally friendly - higher CO ₂ emissions		Nil environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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