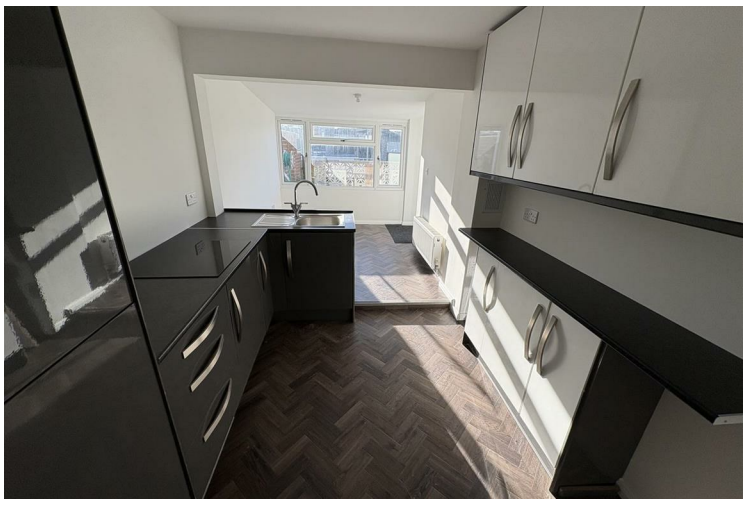


96 Listing Drive
Liversedge, WF15 6HQ

£139,950

Freehold

****** TWO BEDROOM TOWN HOUSE - SPACIOUS LOUNGE & DINING KITCHEN - INTEGRATED APPLIANCES - GARDENS, GARAGE & DRIVE - NO CHAIN ***** This property has gas central heating and PVCu double glazing and comprises: entrance hall, lounge, dining kitchen, landing, two bedrooms, bathroom, separate wc. To the outside, there are gardens to the front and rear with a driveway providing off street parking and a single garage with attached outhouse. Located close to all amenities, the property gives easy access to neighbouring towns and cities and the nearby motorway network. Viewing is recommended.





• WELL PRESENTED TWO BEDROOM TOWNHOUSE • GCH & PVCu DG • DINING KITCHEN WITH INTEGRATED APPLIANCES

ENTRANCE HALL

Stairs to first floor. Under stairs storage cupboard. Door and window to rear. Radiator.

LOUNGE

23'11" x 10'2"

LVT flooring. Patio doors to front and window to rear. Two radiators.

DINING KITCHEN

20'0" x 8'6"

With base and wall units incorporating stainless steel sink unit. Ceramic hob, electric oven and integrated microwave. Integrated fridge freezer and automatic washing machine. LVT flooring. Window and French doors to front. Radiator.

LANDING

Window to rear.

BEDROOM ONE

13'9" x 10'2"

Window to front. Radiator.

BEDROOM TWO

9'10" x 10'2"

With fitted wardrobes. Window to rear. Radiator

BATHROOM

With three piece suite comprising: bath, walk in shower, wash hand basin. Heated towel rail. Window to front.

SEPARATE WC

Fully tiled with low flush wc. Window to front.

EXTERIOR

Open plan lawned garden to rear. Enclosed paved patio garden to front. Driveway providing off street parking. Single garage with attached outhouse.

DIRECTIONS

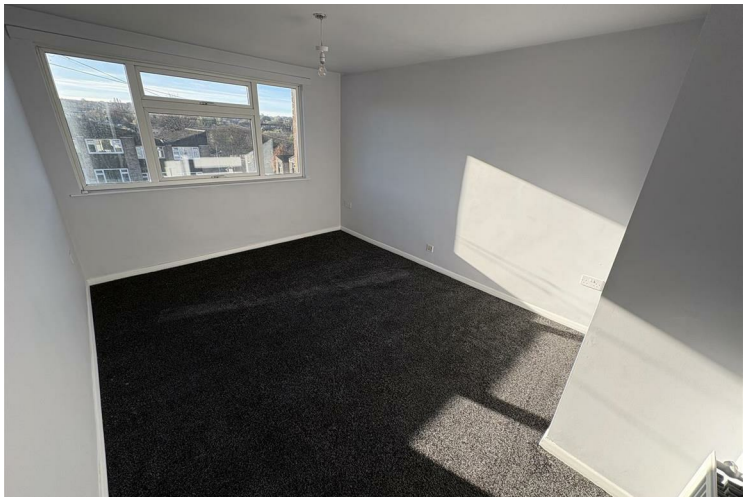
From Birstall centre proceed down Smithies Lane and bear right at the traffic lights onto Huddersfield Road. Go straight ahead at both sets of traffic lights and turn right at the next set of lights onto Bradford Road. Take the next right onto Ings Road and Listing Drive is the second turning on the right where number 96 will be found on the left hand side, signified by our For Sale board.





• TWO DOUBLE BEDROOMS - ONE WITH FITTED WARDROBES • THREE PIECE BATHROOM & SEPARATE WC





• GARDENS FRONT AND REAR • DRIVEWAY GARAGE AND OUTHOUSE • VIEWING RECOMMENDED • EPC - D • NO CHAIN







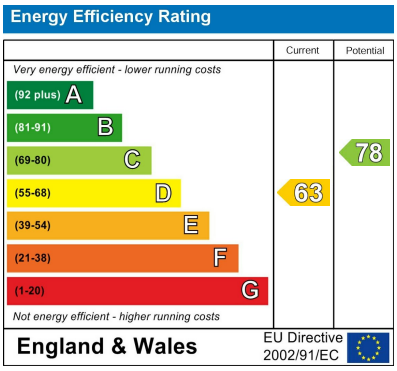


Additional Information

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

Floor Area - sq ft
Tenure - Freehold





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/

local properties
buy • sell • let