



20 School Street

Norristhorpe, Liversedge, WF15 7AW

£99,500

-  WELL PRESENTED MID TERRACED HO USE
-  OPEN KICTHEN/LOUNGE/DINER
-  DOUBLE BEDROOM
-  BATHROOM
-  CENTRAL HEATING THROUGHOUT
-  DOUBLE GLAZED WINDOWS
-  CLOSE TO AMENITIES
-  BASEMENT CELLAR



Full Description

DESCRIPTION

A well-presented one-bedroom property offering spacious and versatile accommodation, ideally suited to a first-time buyer, couple or investor.

The property briefly comprises an entrance hallway, a spacious open-plan living/kitchen/dining area with access to the cellar, one well-proportioned bedroom and a modern three-piece bathroom. The open-plan living space provides a sociable and practical area for both relaxing and entertaining, while the cellar offers useful additional storage.

Overall, the property offers well-presented accommodation with a practical layout and is ideally located for access to local amenities, transport links and surrounding areas.

ENTRANCE

Entrance providing access to the living/kitchen area to the left, with stairs rising directly ahead to the first-floor accommodation.

LIVING/KITCHEN/DINER

16' 7" x 16' 4" (5.05m x 4.98m)

A spacious and versatile living/kitchen/diner, offering a fantastic open space for both relaxing and entertaining. The room features a fireplace, large window providing plenty of natural light, and laminate wood-effect flooring. The kitchen area is fitted with a range of storage cupboards, an electric oven and hob. Stairs lead down to the cellar.

LANDING

Leads to double bedroom and bathroom.

DOUBLE BEDROOM

14' 8" x 9' 3" (4.47m x 2.82m)

A well-presented bedroom offering a comfortable space, benefiting from two large fitted wooden wardrobes providing excellent storage.

BATHROOM

6' 7" x 6' 7" (2.01m x 2.01m)

A well-presented bathroom fitted with a three-piece suite, complemented by laminate wood-effect flooring and fully tiled walls. The bathroom also benefits from a cupboard housing the boiler.

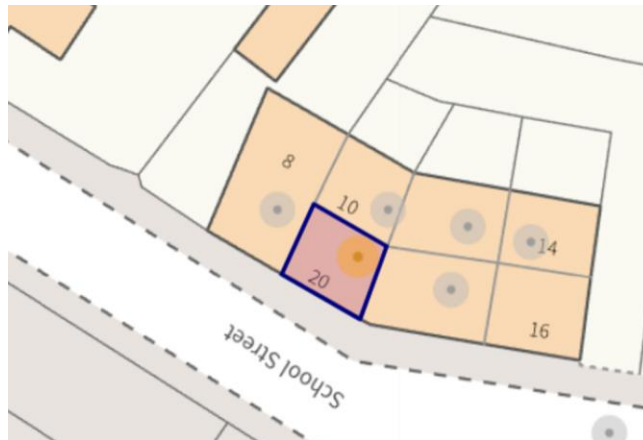


ADDITIONAL INFORMATION

TENURE - Freehold

COUNCIL TAX BAND - A

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £30+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

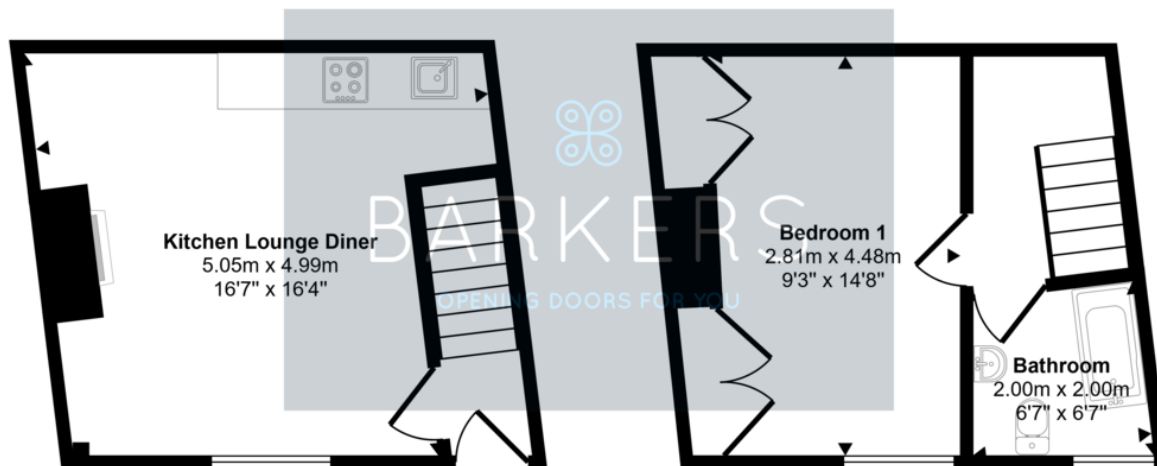


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Approx Gross Internal Area
46 sq m / 496 sq ft



Ground Floor
Approx 23 sq m / 247 sq ft

First Floor
Approx 23 sq m / 248 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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