



**48 Valley Road
Liversedge, WF15 6DF**

£199,950

Freehold

**** TWO BEDROOM SEMI DETACHED BUNGALOW & PARCEL OF LAND (approx. 147 square metres) - SET BACK FROM ROADSIDE - NO CHAIN **** This property has gas central heating and PVCu double glazing and comprises: entrance hall, through lounge, fitted kitchen, master bedroom with fitted furniture, bedroom two, shower room. To the outside, there are lawned gardens to the front and rear, driveway and detached garage. There is also a parcel of land attached to the property which could be developed (subject to the necessary consent being obtained). Located between Cleckheaton and Heckmondwike, the property is close to all amenities and public transport services. Viewing recommended.



- Two Bedroom Semi Bungalow • Parcel Of Land Included • GCH & PVCu DG • Through Lounge • Fitted Kitchen

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ENTRANCE HALL

Access to loft via pull down ladder. Door to side. Radiator.

LOUNGE

17'0" x 12'0"

Fireplace surround with electric fire. Coving to ceiling.

Window to front. Radiator.

KITCHEN

8'0" x 7'0"

With base and wall units incorporating asterite sink with



mixer tap. Gas hob, electric oven and extractor hood. Integrated fridge freezer. Plumbing for automatic washing machine. Tiled splashbacks. Window to front.

BEDROOM ONE

13'0" x 10'0"

With fitted wardrobes and storage cupboards over bed area. Window to rear. Radiator.

BEDROOM TWO

10'0" x 8'0"

Window to rear. Radiator.

SHOWER ROOM

Fully tiled with three piece suite comprising: walk in shower, pedestal wash hand basin, low flush wc. Ceramic tiled floor. Heated towel rail. Window to side.

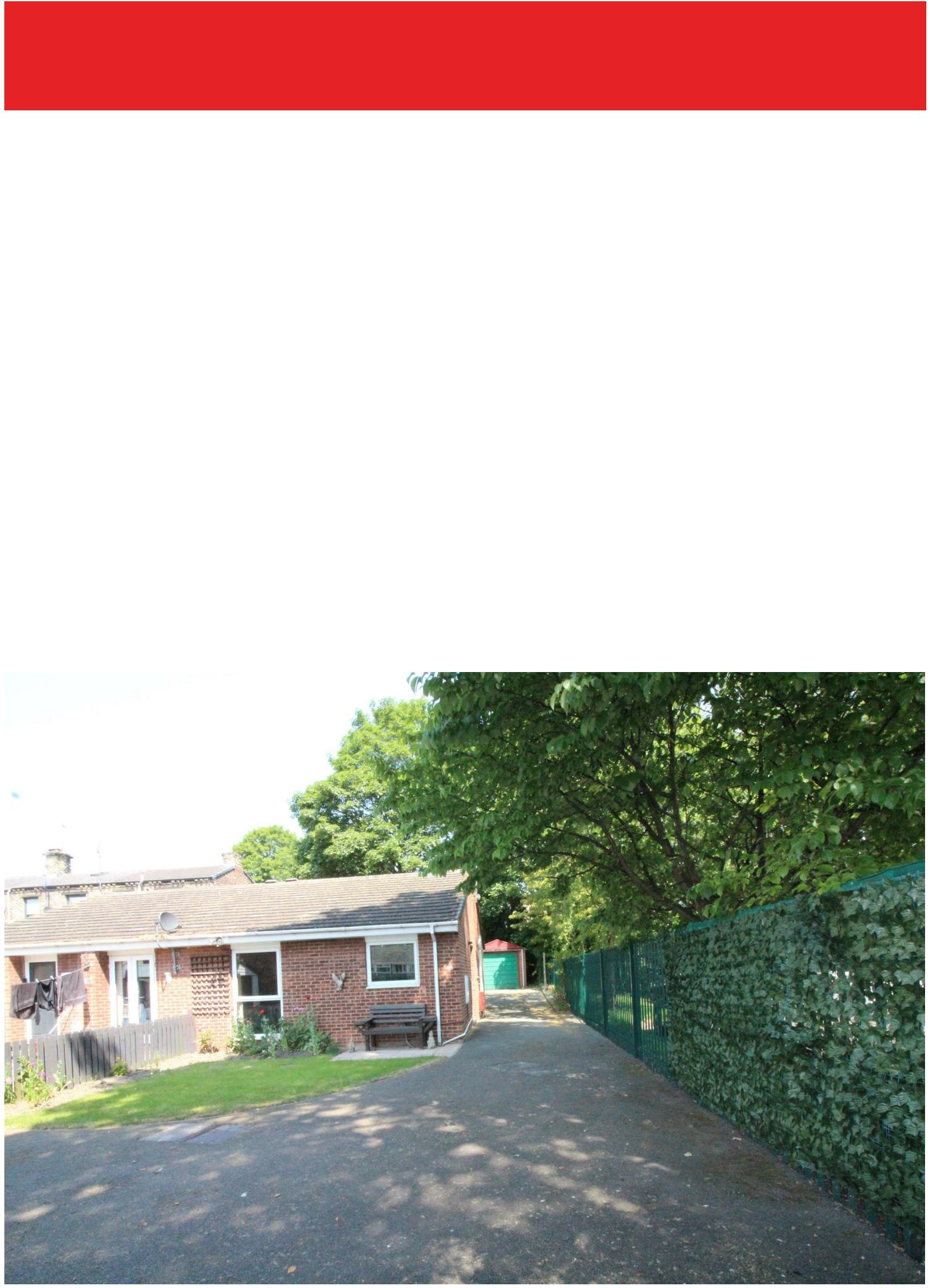
DIRECTIONS

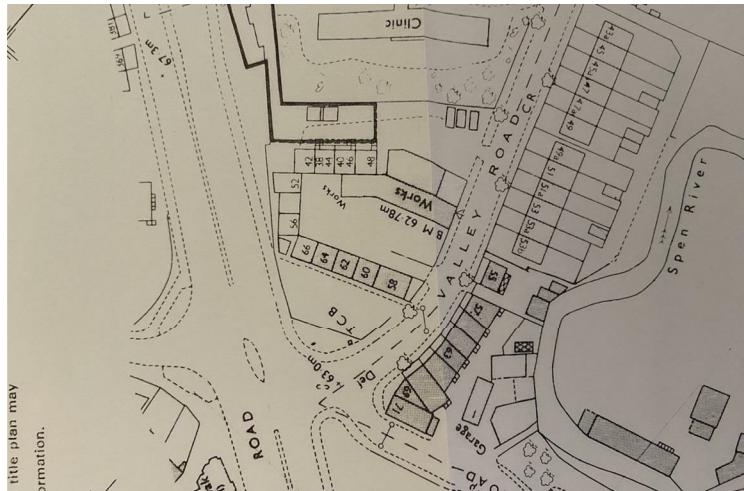
From Birstall centre proceed down Smithies Lane and go straight on at the traffic lights onto Huddersfield Road. Proceed for some distance and turn right at the third crossroads onto Bradford Road (signposted Cleckheaton). Valley Road is the third turning on the left and number 48 will be found up the driveway immediately before Liversedge Health Centre on the left hand side. Our For Sale board is at the end of the drive.



- Fitted Furniture To Bedroom 1
- Shower Room
- Gardens, Drive & Garage
- EPC - C
- No Chain



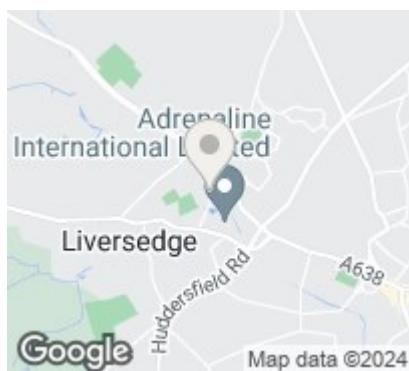




Additional Information

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

Floor Area - 0.00 sq ft
Tenure - Freehold



Energy Efficiency 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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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