



## Bradford Road,

**£90,000**

351 Bradford Road, LIVERSEDGE, WF15 6EW

We are acting in the sale of the above property and have received an offer of £122,500 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

**\* SEMI DETACHED \* TWO BEDROOMS \* CLOSE TO AMENITIES \* GARDEN \* DRIVE \* GARAGE \***

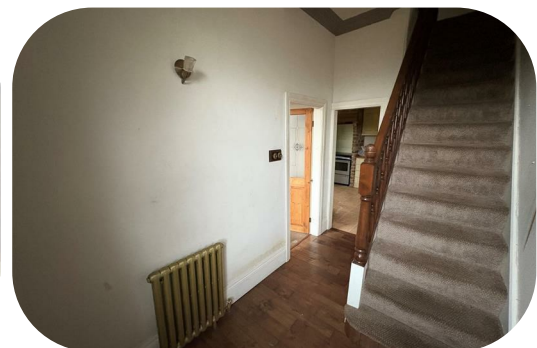
This two bedroom semi detached would make an an ideal purchase for a number of buyers.

Ideally located on the outskirts of Cleckheaton Town Centre which boasts amenities, shops and motorway links.

Benefits from a garden, garage and double glazing.

Briefly comprising of a hallway, lounge, dining kitchen, two first floor bedrooms and a house bathroom.

To the outside there is a garden, driveway and garage.





Hallway

Lounge

10'9 x 12 (3.28m x 3.66m)  
Double glazed window.

Dining Kitchen

10'9 x 14'8 (3.28m x 4.47m)  
Fitted wall and base units, Belfast sink, double glazed window and UPVC door leading to garden.

First Floor

Bedroom One

12'8 x 11'8 (3.86m x 3.56m)  
Double glazed window.

Bedroom Two

12'1 x 10'1 (3.68m x 3.07m)  
Double glazed window.

Bathroom

Three piece suite comprising of; low flush WC, hand wash basin and panel bath. Double glazed window.

External

Driveway leading to a garage and garden to the front.

Council Tax

Band A.



**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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

