Sugdens
Sales & Lettings

Tanner Street, Hightown,

Reduced £165,000

* NO CHAIN * MID TERRACE COTTAGE * THREE BEDROOMS * DECEPTIVELY SPACIOUS *
* OVER THREE FLOORS * REAR GARDEN *

An excellent opportunity for a number of buyers has arisen to purchase this three bedroom mid cottage property.
The deceptively spacious home offers accommodation over three floors and is located in the popular location of Liversedge.
Benefits from two reception rooms, gas central heating, double glazing and a garden to the rear.
Briefly comprises entrance porch, lounge, dining room, kitchen, cellar, two first floor bedrooms and a bathroom. There is a further overall third attic bedroom.
To the outside there is a low maintenance patio to the rear and a patio to the front.

Entrance Porch

Lounge
14'9" x 11'7" (4.50m x 3.53m)
With electric fire in fireplace surround, radiator, double glazed window and ceiling beams.

Dining Room
14'7" x 11'9" (4.45m x 3.58m)
With radiator and patio doors to rear.

Kitchen
18'8" x 6'6" (5.69m x 1.98m)
With a range of fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor hood, plumbing for auto washer, radiator and double glazed window.

Cellar
Useful storage.

First Floor

Bedroom Two
12'4" x 9'5" (3.76m x 2.87m)
With radiator and double glazed window.

Bedroom One
14'9" x 9'10" (4.50m x 3.00m)
With radiator and double glazed window.

Bathroom
Four piece suite comprising shower cubicle, panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Second Floor

Attic Bedroom Three
11'3" x 14'3" (3.43m x 4.34m)
With velux window, radiator, eaves storage.

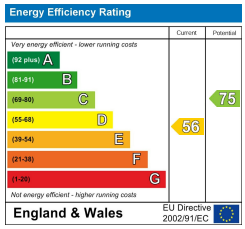
Exterior
To the outside there is a low maintenance patio garden to the rear and a patio to the front.

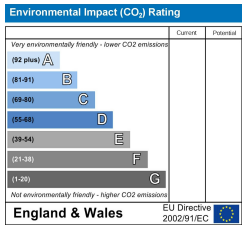
Directions
From our office in Cleckheaton town centre head towards Victoria Ct, right onto Northgate, left onto Whitcliffe Rd, left onto Prospect Rd, left to stay on Prospect Rd, Prospect Rd turns right and becomes Tofts Rd, turn right onto Westgate, left onto New Ln, left onto Halifax Rd, right onto Windy Bank Ln, turn left onto Tanner St and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
A / Kirklees

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.





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