



Halifax Road,

£89,950

*** TERRACE * ONE BEDROOM * POPULAR LOCATION * CLOSE TO AMENITIES *
* NO ONWARD CHAIN ***

This one bedroom terrace property would make an ideal purchase for a number of buyers. Ideally situated in the location of Liversedge which boasts amenities, shops and motorway links near by. Briefly comprising entrance vestibule, open plan lounge/kitchen, cellar, first floor bedroom and house bathroom.

VIEWING ESSENTIAL!



Entrance Vestibule

Open Plan Lounge/Kitchen

16' x 13'8" (4.88m x 4.17m)

Kitchen area has a range of fitted wall and base units incorporating stainless steel sink unit, oven, hob, extractor hood, plumbing for auto washer, double glazed window.



Cellar

Useful storage.

First Floor

Bedroom One

16'10" x 10'8" (5.13m x 3.25m)

With double glazed window.



Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, double glazed window.



Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd, turn right onto Knowler Hill, right onto Halifax Rd and the property will shortly 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(11-20)	G	(11-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk