



## 1 bed terraced house to buy in

Union Road, Liversedge, West Yorkshire,  
WF15 7JE

**£70,000** Starting Bid

 x1  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Potential to Develop into a 2 Bed
- ✓ Popular Location
- ✓ Great Investment Opportunity
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

This well-presented one bedroom terraced house offers an excellent opportunity for both first-time buyers and investors, situated in a popular and convenient location.

With no onward chain, buyers can move quickly to secure this attractive home. The interior provides comfortable living accommodation, including a spacious lounge, a well-proportioned bedroom, a modern kitchen, and a stylish bathroom, all finished to a good standard.

There is significant potential to develop the property into a two bedroom home (subject to the necessary consents), making it an ideal choice for those looking to add value or adapt the space to their needs. This property represents a great investment opportunity, with strong rental demand in the area and scope for future growth.

Whether you are seeking your first home or a smart addition to your portfolio, this house must be viewed to appreciate all it has to offer. Contact us today to arrange your viewing and take the first step towards securing this promising property.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £70,000

Property Type: Terraced House

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

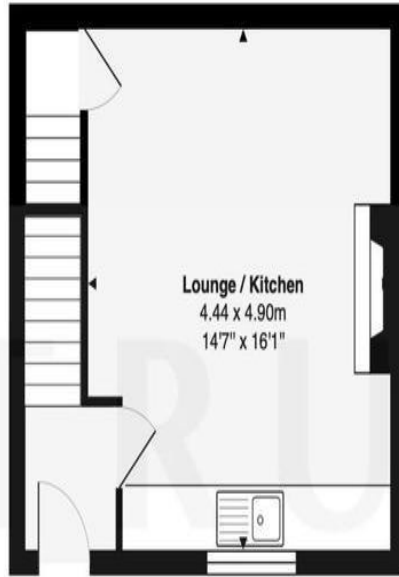
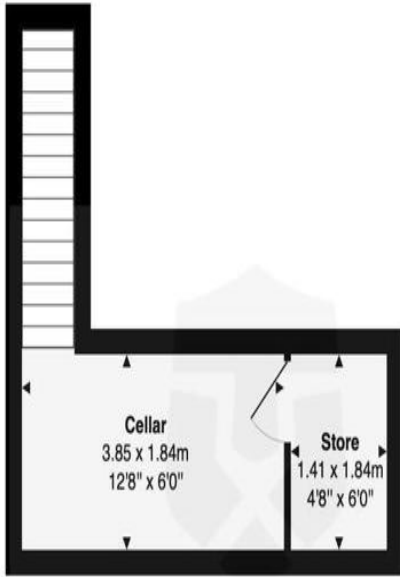
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



SALES & LETTINGS

Union Road, Liversedge, WF15 7JE

Total Area: 64.8 m<sup>2</sup> ... 697 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92-100) <b>A</b>                                  |  |                         | 94        |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  | 43                      |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England, Scotland &amp; Wales</b>               |  | EU Directive 2002/91/EC |           |

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Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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