



Holroyd Miller have pleasure in offering for sale this mature stone fronted mid terrace house offering accommodation over three levels, ideal for the first-time buyer or property investor having a large garden plot to the rear, offering tremendous potential. Having both gas fired central heating and double glazing, the accommodation comprises of entrance hall, living room with feature fireplace, lower ground floor kitchen/diner with rear entrance lobby and combined bathroom. To the first floor, two good sized bedrooms. Outside, neat paved garden area to the front, large rear garden, located within this popular and sought after position within easy reach of local amenities and schools, access to the motorway network and offered with immediate vacant possession.

**3 Union Road, Liversedge,
WF15 7HW**

Asking Price:

£99,950

EPC Rating: D



Entrance Hall

With double glazed entrance door, staircase to first floor.

Living Room 15'1" x 15'2" (4.6m x 4.62m).

With feature fire surround with marble inset and hearth with fitted gas fire, double glazed window, double panel radiator.

Lower Ground Floor

With useful storage cupboard.

Kitchen/Diner 15'4" x 15'3" (4.67m x 4.65m).

Fitted with a matching range of wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, central heating boiler, double glazed window, double panel radiator.

Rear Entrance Lobby

With double glazed entrance door.



For additional information and full photo gallery please visit www.holroydmiller.co.uk



Combined Bathroom

Furnished with coloured suite, comprising pedestal wash basin, low flush w/c, panelled bath, tiling, double glazed window.

Stairs lead to First Floor Landing

With double glazed window, double panel radiator.

Bedroom to Front 8'5" x 11'10" (2.57m x 3.6m).

With double glazed window, double panel radiator.



Bedroom to Front 15'2" x 9'6" (4.62m x 2.9m).

With double glazed window, double panel radiator.

Outside Neat paved garden area to the front with privet hedging, to the rear, pedestrian right of access with large rear garden offering tremendous potential for those looking to have their own allotment or to provide their own work space, subject to any planning consent.

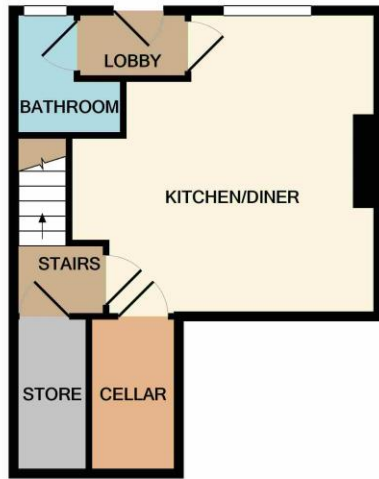


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

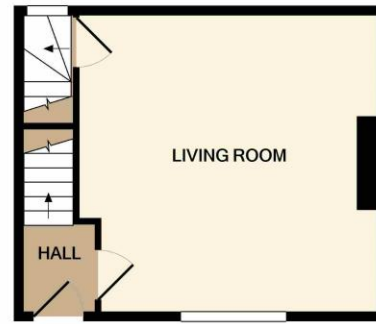
Council Tax Band - A

Tenure - To be advised

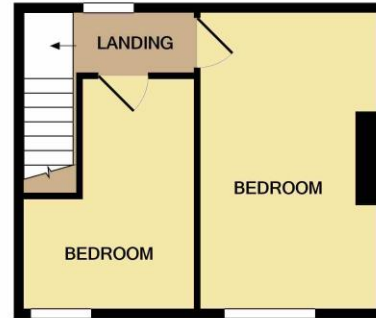
Viewing - By appointment through Holroyd Miller



BASEMENT LEVEL
APPROX. FLOOR
AREA 333 SQ.FT.
(31.0 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 268 SQ.FT.
(24.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 268 SQ.FT.

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract