



Child Lane  
Liversedge  
West Yorkshire  
WF15 7LZ

Offers in Excess of £189,000

bettermove

## Child Lane Liversedge

Bettermove are proud to present this 3 bedroom semi-detached house in the sought after area of Liversedge available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and single garage. The council tax band is B.

The interior of this well presented property comprises the living room and the open plan dining room with the fitted kitchen on the ground floor. The first floor consists of three bedrooms and the family bathroom. The exterior boasts a rear garden area, perfect for enjoying the summer months.

Located in the village of Roberttown, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Liversedge Train Station, the M62 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

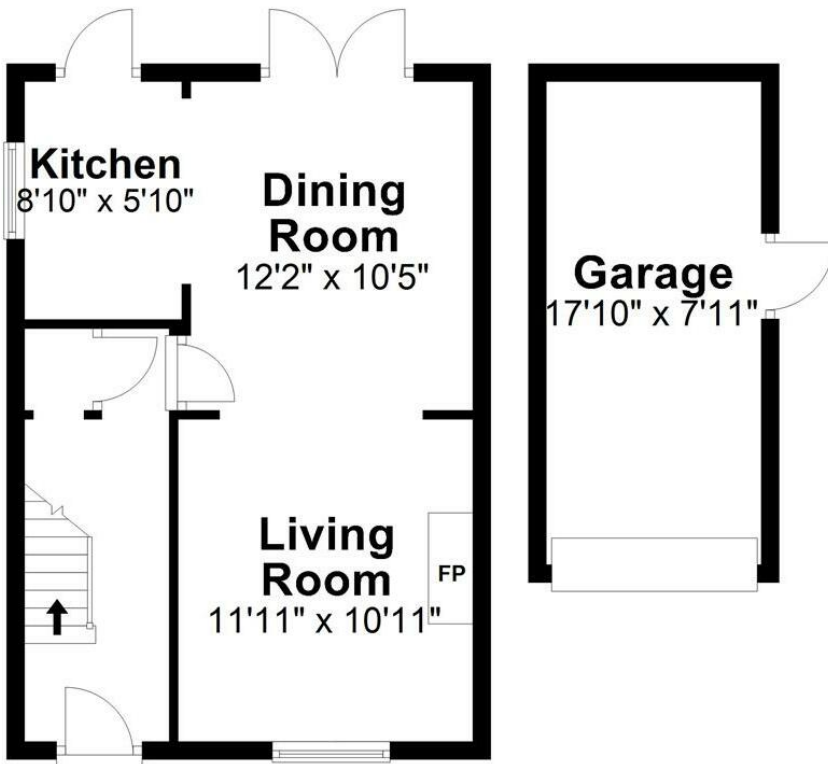
This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

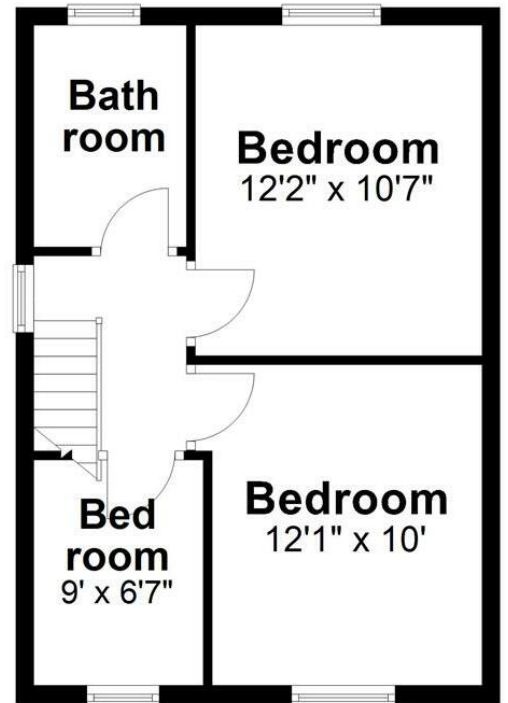
This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys, and searches.



## Ground Floor



## First Floor



Total area: approx. 945.5 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors  
Plan produced using PlanUp.

**Child Lane, Liversedge**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(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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