

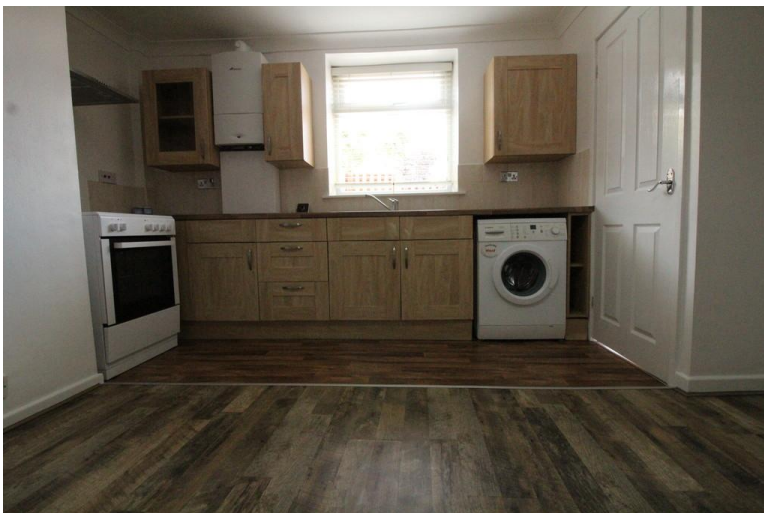
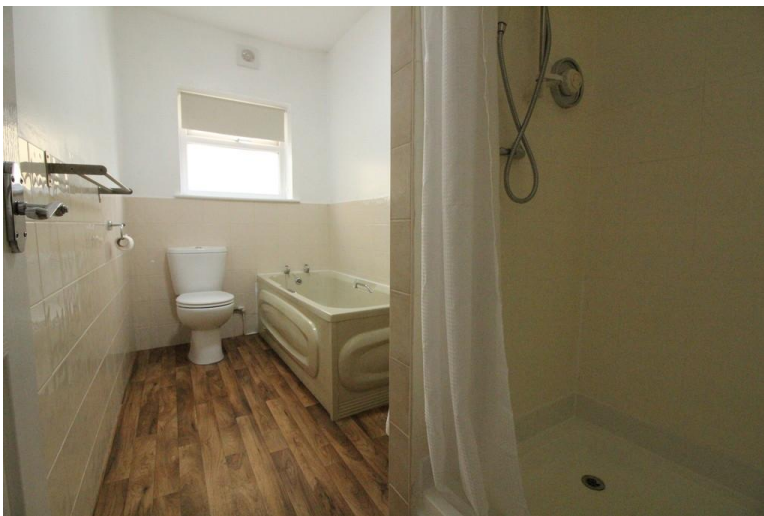


local
properties
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KELBEY COTTAGE, 47 LIVERSEDGE HALL LANE, LIVERSEDGE, WEST
YORKSHIRE, WF15 7DS

£595 PCM





**** ONE BEDROOM STONE COTTAGE - GCH & PVCu DG - ENCLOSED GARDEN TO FRONT & ON STREET PARKING - A VAILABLE LATE JUNE 2023
**** This well presented property comprises: entrance vestibule, lounge with kitchen area, cellar, landing, double bedroom, bathroom. To the outside, there is an enclosed patio garden to the front and off street parking. Conveniently located for access to all amenities, neighbouring towns and the nearby motorways this property would ideally suit a single person or couple and viewing is recommended. Sorry, no pets. Deposit - £685

ENTRANCE VESTIBULE Stairs to first floor. Door to front. Radiator.

LOUNGE WITH KITCHEN AREA 15' 5" x 13' 7" (4.7m x 4.14m) With base and wall units incorporating stainless steel sink unit. Electric cooker. Plumbing for automatic washing machine. Tiled splashbacks. Access to cellar. Window to front. Radiator.

CELLAR Providing extra storage space.

LANDING Radiator.

BEDROOM 16' 5" x 9' 8" (5m x 2.95m) Access to loft.



Window to front. Radiator.

BATHROOM Part tiled with four piece suite comprising: bath, separate shower, pedestal wash hand basin, low flush wc. Window to side.

EXTERIOR Enclosed paved garden to the front of the property. On street parking.

NOTE Children - yes

Pets - no

Smokers - outside only

The property is available now



DIRECTIONS From Birstall Town Centre proceed down Smithies Lane and go straight ahead onto Huddersfield Road. Continue for some distance passing through four sets of traffic lights. After passing The Golden Fish takeaway on the left take the fourth left onto Liversedge Hall Lane. Number 47 will be found on the left hand side, signified by our To Let board.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		