



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

4 BEDROOM SEMI DETACHED

8 INGS CRESCENT, LIVERSEDGE, WF15 6BZ



- Of interest to cash buyers/investors/landlords
- Well located for access to Cleckheaton, Heckmondwike, Mirfield & Birstall
- Tenanted on an Assured Shorthold Tenancy Agreement

0113 2348999

Location

The property is situated on a small cul-de-sac and is conveniently located for access to Cleckheaton, Heckmondwike, Mirfield and Birstall as well as the Northern motorway network and Trans Pennine rail link.

Description

The property is a 4 bed brick built semi detached benefitting from uPVC double glazing and gas central heating.

Externally there is a driveway leading to a garage and has been blocked paved and provides additional off road parking. There is a small rear garden of low maintenance design.

Accommodation

Entrance Hallway

With part glazed uPVC door with wing lights to both sides, door to kitchen/diner, door to spacious lounge and stairs to first floor.

Lounge 10' 10" x 16' 10" (3.32m x 5.14m)

A spacious lounge with gas fire with marble hearth and wood surround, radiator beneath uPVC window.

Dining Area 9' 11" x 11' 4" (3.04m x 3.46m)

With door off to under stairs store cupboard and radiator.

Kitchen Area 6' 10" x 5' 5" (2.10m x 1.66m)

With a range of wall and base units with a roll top work surface with an inset stainless steel sink with mixer tap and drainer, inset four ring electric hob and housed double oven, space and plumbing for washing machine and space for dryer, tiled splashbacks, uPVC window.

First Floor Landing

Bedroom 1 10' 10" x 10' 7" (3.31m x 3.25m)

With two uPVC windows and radiator.

Rear Bedroom 2 10' 2" x 7' 4" (3.11m x 2.24m)

uPVC window and radiator.

Bedroom 3 7' 3" x 6' 5" (2.23m x 1.96m)

uPVC window and radiator

Front Bedroom 4 7' 4" x 7' 6" (2.24m x 2.31m)

uPVC window and radiator.

Bathroom 6' 2" x 5' 4" (1.88m x 1.65m)

Comprising rectangular panelled bath with folding shower screen and shower over bath, low flush WC, pedestal wash hand basin and tiled splashbacks, radiator.

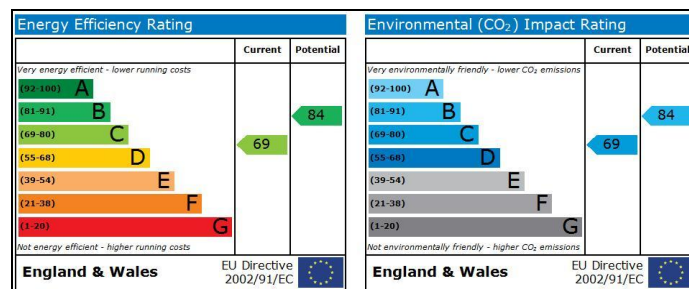
Tenure

Assumed to be freehold.

Price

£99,950.

Energy Performance Certificate



Tenancy Agreement

The property is let on an Assured Shorthold Tenancy Agreement at a rent of £575 per calendar month. The agreement is from 14 September 2016 for 6 months and the tenants are presently holding over.

Viewing/Enquiries

Strictly by appointment only with the joint agents:-

Michael Steel & Co
Andrew Steel

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Our Ref: 2184/A/S
December 2017

Subject to Contract



Michael Steel & Co
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Michael Steel & Co conditions under which particulars are issued

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