



**Madison Gardens
Liversedge
West Yorkshire
WF15 8FA**

Offers in Excess of £211,000

bettermove

Madison Gardens Liversedge

Bettermove are proud to present this 2 bedroom flat in the sought after area of Liversedge.

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

This is a leasehold property with 995 years remaining on the lease; there is no ground rent and the service charge is £82 per month.

The interior of this beautifully presented property comprises a spacious and open plan living room and fitted kitchen, 2 bedrooms and the family bathroom. The exterior boasts a well maintained communal garden, perfect for enjoying the summer months.

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

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

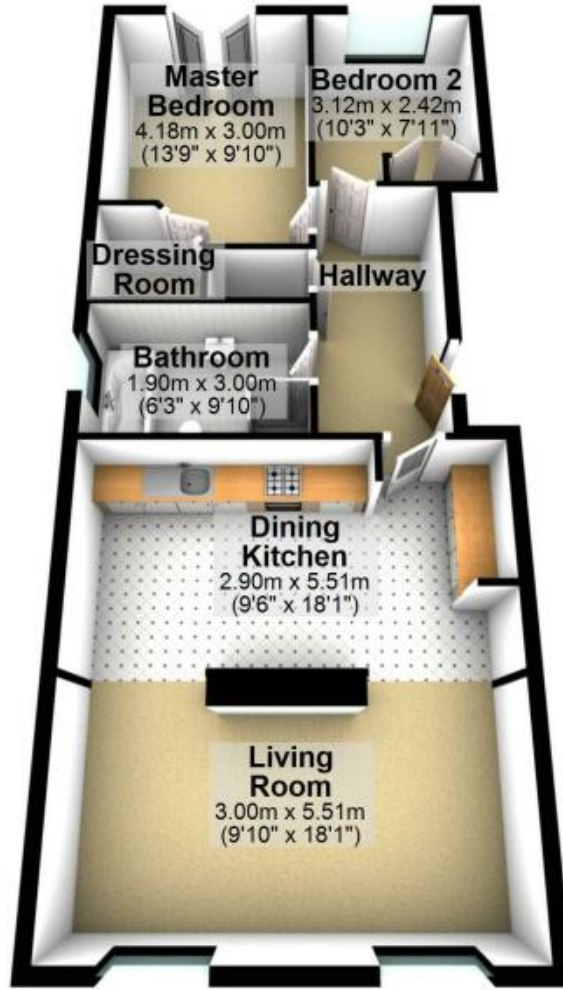
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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