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# 1 Melton Way

Roberttown, Liversedge, WF15 7QU

£110,000



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\*\*\*ONE BEDROOM GROUND FLOOR FLAT \*\*\* ENCLOSED CORNER GARDEN\*\*\*EXCELLENT LOCATION\*\*\*

Are you looking for a bungalow but are being priced out of the market? Then look no further than this lovely one bedroom ground floor flat that must be viewed to appreciate the property on offer. Accommodation which comprises of; entrance lobby, lounge diner, kitchen bathroom and double bedroom. Positioned on a corner plot with enclosed and mostly private gardens. NOT TO BE MISSED! \*\*\*Contact YORKSHIRE RESIDENTIAL 01924 501333 to arrange a viewing\*\*\*

## Entrance Lobby

## Lounge Diner

15'0" x 9'3" (4.57m x 2.82m)

Radiator and storage cupboard

## Kitchen

12'4" x 5'2" (3.76m x 1.57m)

Fitted kitchen units with stainless steel sink unit, hob, oven and extractor hood over. Radiator.

## Bathroom

5'6" x 5'4" (1.68m x 1.63m)

Three piece white suite comprising low level wc, wash hand basin set into vanity unit and paneled bath with shower over and screen. Complimentary tiled walls and heated towel rail.

## Double Bedroom

7'6" extending to 11'0" x 11'3" (2.29m extending to 3.35m x 3.43m)

Radiator.

## Exterior

Enclosed corner plot with timber shed.



## Road Map



## Hybrid Map



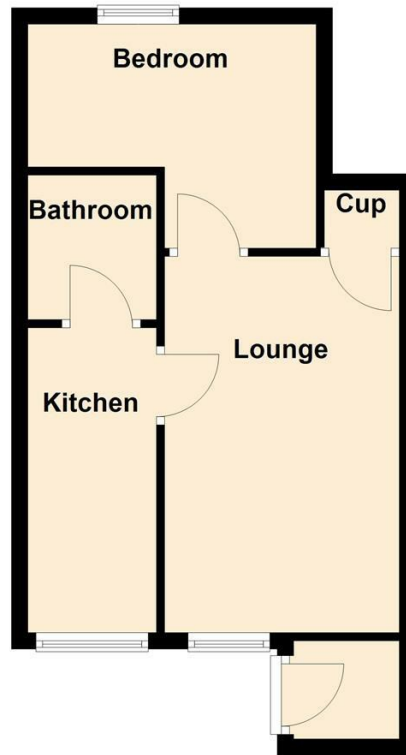
## Terrain Map



## Floor Plan

### Ground Floor

Approx. 33.4 sq. metres (359.0 sq. feet)

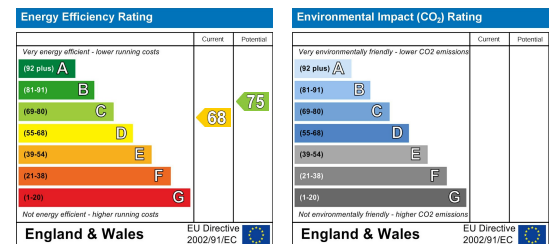


Total area: approx. 33.4 sq. metres (359.0 sq. feet)

## Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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