



233 Huddersfield Road, Liversedge, WF15 7PP
Offers Over £350,000

bramleys

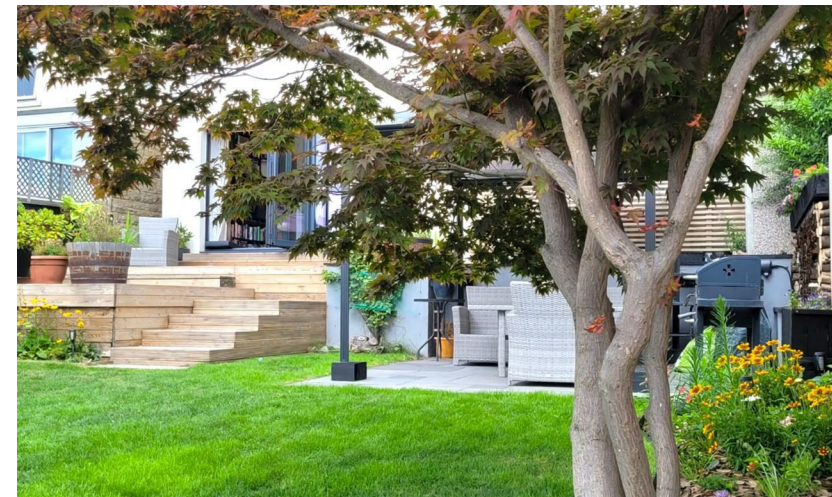
Situated on a larger than average plot in an ever popular location, is this 4 bedroom semi-detached house. The spacious accommodation provides an impressive open plan family room/dining kitchen with bi-fold doors giving access to a large enclosed garden, separate lounge and a cloakroom/WC. To the first floor there is a master bedroom with en suite, 3 further bedrooms and a modern shower room.

Boasting quality fixtures and fittings throughout, the property would make an ideal home for those with a young and growing family.

Externally there is a driveway which provides ample off road parking, together with a generous lawned garden to the rear with patio seating area and further decked terrace. Also benefiting from solar panels with battery.

Situated in Liversedge, the property has access to local schooling, amenities and access to the M62 motorway network and local transport system.

Only by an internal viewing can one truly appreciate the size, position and potential this generous family home has to offer.



GROUND FLOOR

Enter the property via a uPVC external door into:-

Entrance Hall

With doors accessing the ground floor accommodation and staircase which rises to the first floor.

Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and a wash hand basin. There is also a uPVC window and central heating radiator.

Lounge

11'8" x 10'4" plus bay (3.56m x 3.15m plus bay)

A good sized reception room, which is fitted with a square uPVC bay window with views to the front, together with a central heating radiator.

Dining Kitchen/Family Room

21'4" x 20'0" (6.50m x 6.10m)

This impressive open plan family/dining kitchen has been much improved by the current vendors. Fitted with a good range of units, incorporating drawers and sink unit with mixer tap and drainer, a four ring induction hob, along with two built-in ovens and a dishwasher. A fantastic island provides additional storage and eating space, together with the useful addition of a walk-in pantry store. The kitchen area opens into a pleasant family space with which has a remote controlled air conditioning/heating unit, a uPVC side window and bi-fold doors which open on to the large enclosed rear garden. A door leads off from the kitchen to a useful utility store with plumbing for a washing machine. An exterior door leads out to the side driveway.

Landing

A spacious landing approached via a turned staircase, and having a uPVC window to the front. There is also access to a sizeable boarded loft space with pull down ladder.

Bedroom 1

17'6" x 10'5" (5.33m x 3.18m)

A generously sized master bedroom located to the rear, fitted with a uPVC window and central heating radiator. There is also hanging space and shelving is fitted to one wall, whilst a separate door leads to the en suite.

En suite Shower Room

Furnished with a 3 piece suite comprising of a walk-in shower cubicle, wash basin and a low flush WC. There is also tiling to the walls and a ladder style radiator.

FIRST FLOOR



Bedroom 2

11'9" plus bay x 10'5" (3.58m plus bay x 3.18m)

Overlooking the front via a walk-in uPVC bay window and having a central heating radiator.

Bedroom 3

8'9" x 8'5" (2.67m x 2.57m)

Another double bedroom with a uPVC rear window and a central heating radiator.

Bedroom 4

8'2" x 6'3" (2.49m x 1.91m)

Located to the side of the property and fitted with a uPVC window and central heating radiator.

Shower Room

Furnished with a large walk-in shower cubicle with rainfall shower, a pedestal wash basin and low flush WC. There is tiling to the walls and floor, along with a side uPVC window and a central heating radiator.

OUTSIDE

To the front of the property, a gated forecourt garden area provides ample off road parking, together with a side driveway. To the rear, a spacious enclosed rear garden offers ideal relaxation space and boasts a large decked area along with a paved seating/eating space. Beyond this is a good sized lawn with wood store and large storage shed.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

C

MORTGAGES:

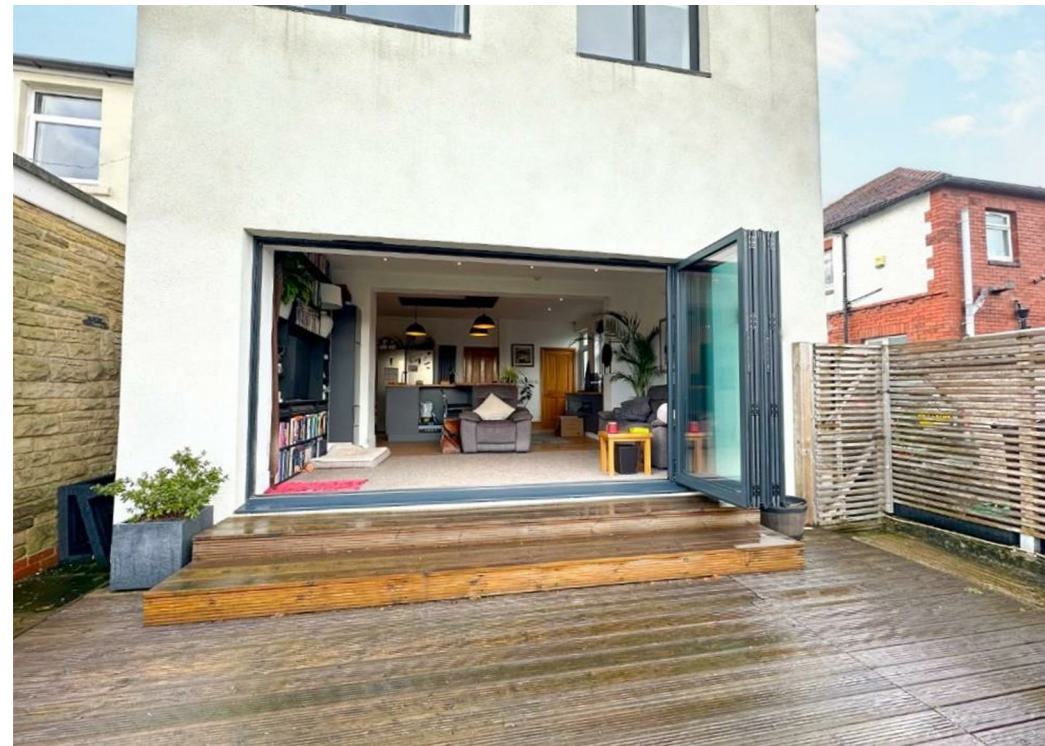
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

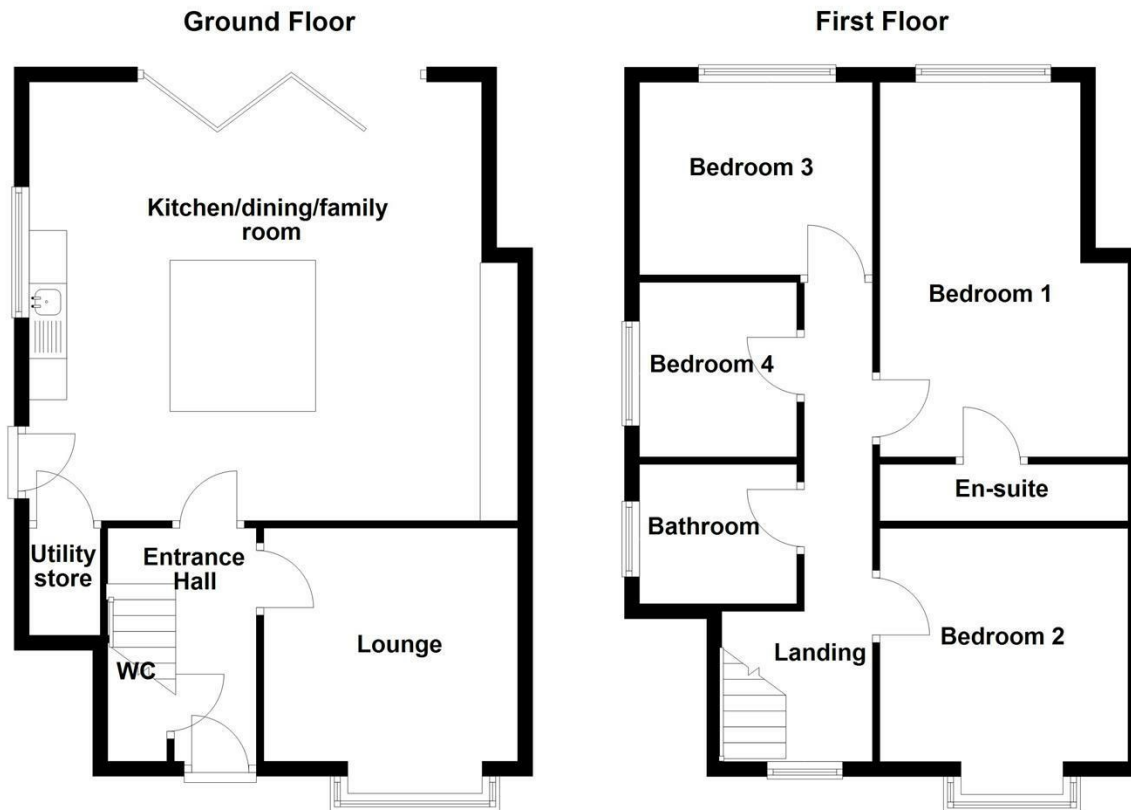
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VIEWINGS:

Please call our office to book a viewing on 01924 495334.







CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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