



6 John Booth Close, Roberttown, Liversedge, WF15 7LB
Offers Over £200,000

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Offered for sale with no onward chain is this deceptively spacious and well presented end town house. Situated on an ever popular location within the sought after area of Roberttown, this property would make an ideal first time purchase and really must be viewed to be appreciated. The 3 bedroomed accommodation will make an ideal home and boasts uPVC double glazing, gas central heating system and has a modern kitchen and shower room. Externally there are gardens to both front and rear, along with a single garage and off road parking facilities. Situated close to local amenities, well regarded schooling and major road and rail links.

Energy Rating: TBA



GROUND FLOOR

Entrance Porch

Accessed via a uPVC double glazed door and having a further door into the Entrance Hall.

Entrance Hall

A spacious Entrance hall with a central heating radiator and a staircase leading to the first floor.

Kitchen

10'7" x 9'6" (3.23m x 2.90m)

This modern kitchen is fitted with a good range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. Integrated within the kitchen is a four ring hob with pull out extractor hood over and an inbuilt oven and microwave. A uPVC double glazed window overlooks the front and there is a central heating radiator and plumbing for a washing machine.



Lounge

16'4" x 11'5" (4.98m x 3.48m)

A spacious Lounge overlooking the rear garden via a uPVC double glazed window and having a central heating radiator. To one wall is a stone effect fire place with inset fire. An exterior door leads out to the garden.

FIRST FLOOR

Landing

With access to bedrooms and shower room.

Bedroom 1

11'1" x 9'6" (3.38m x 2.90m)

Having a central heating radiator, a uPVC double glazed window and sliding mirrored wardrobes to one wall.



Bedroom 2

9'6"x 8'6" (2.90mx 2.59m)

Another good sized double bedroom with in built mirrored wardrobes, a central heating radiator and a uPVC double glazed window.

Bedroom 3

7'10" x 6'7" (2.39m x 2.01m)

With a central heating radiator and a uPVC double glazed window.

Shower Room

A contemporary modern shower room fitted with a walk in double shower, a wash basin and a central flush WC. There is tiling to the walls and floor, a radiator and a uPVC double glazed window.

OUTSIDE

To the front of the property is an enclosed low maintenance garden with outer fencing and gateway. A single garage sits within a block and there are off road parking facilities. The pleasant rear garden is predominantly lawned with a further paved patio area.

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:

B

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.

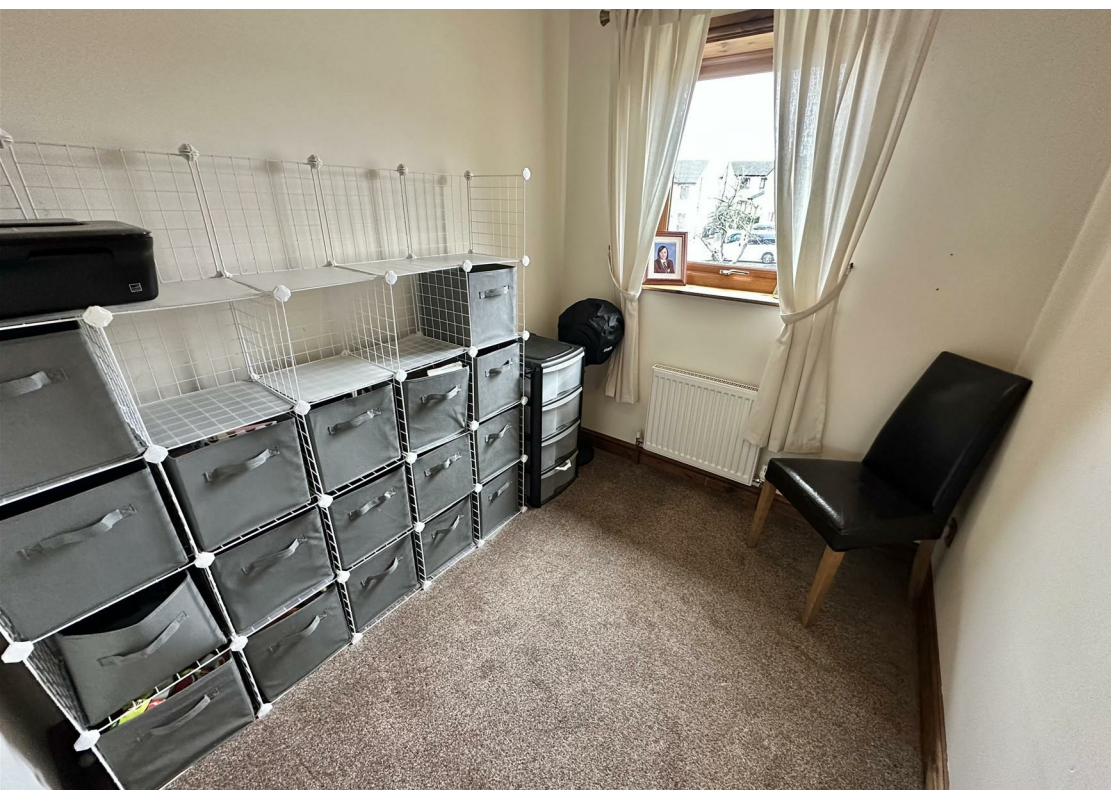
ONLINE CONVEYANCING SERVICES:

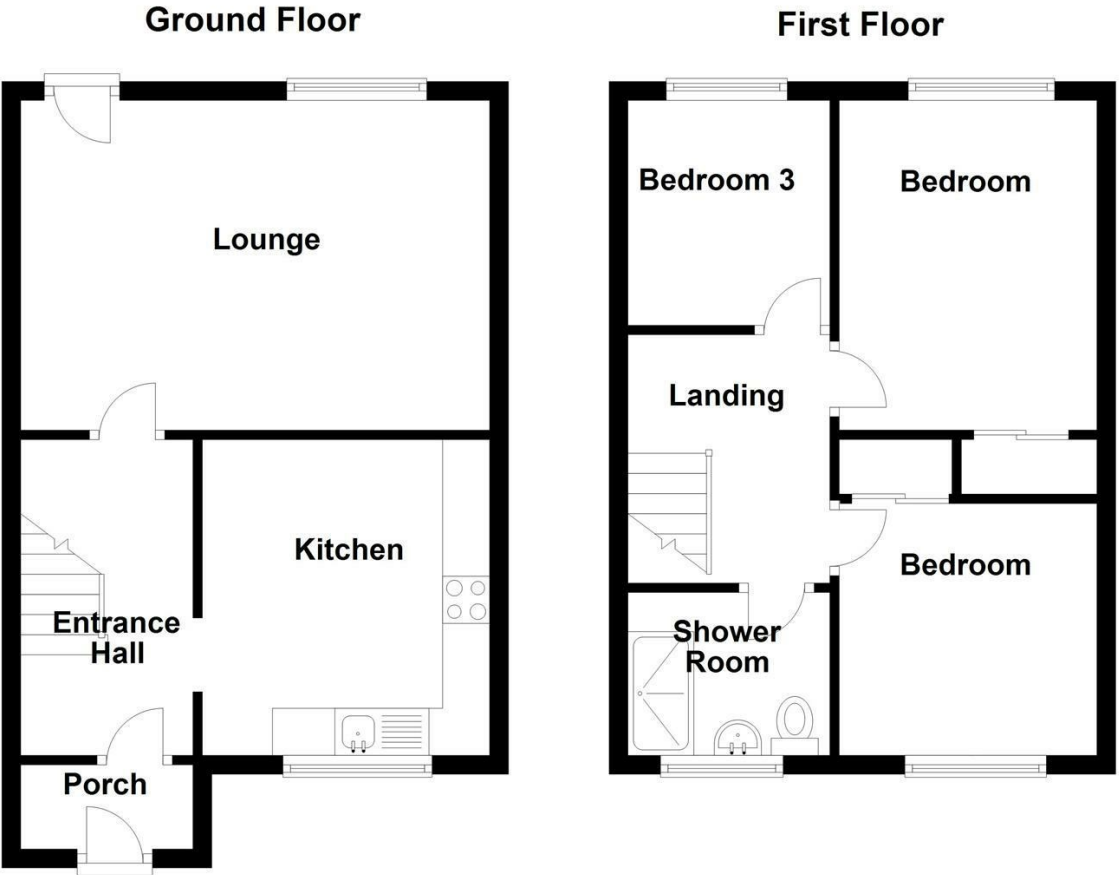
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VIEWINGS:

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





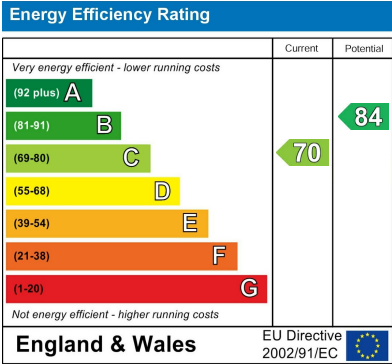


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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