



17 Milton Drive, Liversedge, WF15 7AX
Offers Over £200,000

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Situated in an ever popular location is this 3/4 bed roomed semi detached dormer bungalow. Offering versatile accommodation arranged over two levels, the property has been priced to reflect any updating works required. Enjoying an elevated position with views to the rear the property has gardens to front and rear, driveway parking and a single garage. Offered for sale with no onward chain, and being handily located for local amenities, well regarded schooling and major road and rail links, an early viewing is strongly encouraged.

Energy Rating: TBA



GROUND FLOOR:

Entrance Hall

Accessed via a side uPVC door and leading to the living accommodation.

Lounge

16'7" x 12'6" (5.05m x 3.81m)

A spacious lounge located to the front, having a uPVC window and a central heating radiator. To one wall is a feature fireplace with hearth and inset living flame fire.

Kitchen

9'2" x 9'1" (2.79m x 2.77m)

Fitted with wall and base units with work surfaces and inset sink unit with mixer tap and drainer. A uPVC window overlooks the front and there is a central heating radiator.

Bedroom 4/Dining Room

10'4" x 7'4" (3.15m x 2.24m)

Having a central heating radiator and sliding patio doors into the conservatory.

Conservatory

9'4" x 6'4" (2.84m x 1.93m)

Overlooking the rear garden and having a door to the outside.

Bedroom 1

11'8" x 9'1" (3.56m x 2.77m)

A double bedroom located to the rear, having a central heating radiator, uPVC window and a useful understairs cupboard.

Shower Room

Furnished with a shower cubicle and a wash basin. There is also a side uPVC window, ladder style radiator and tiling to the walls.

WC

Fitted with a low flush WC and a side uPVC window.

FIRST FLOOR:

Landing

With access to bedrooms and WC.

Bedroom 2

10'5" x 9'5" (3.18m x 2.87m)

Having fitted wardrobes to one wall, a radiator and uPVC window.

Bedroom 3

11'5" x 7'0" (3.48m x 2.13m)

With some limited headroom. This room has a central heating radiator and a uPVC window.

WC

Furnished with a low flush WC and a hand wash basin.



OUTSIDE:

To the front of the property is a lawned garden area with outer walling and driveway. The drive leads to a single garage and the rear garden which enjoys elevated views, has a paved section with lawns beyond and planted areas.

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.

DIRECTIONS:

Leave Heckmondwike via Westgate passing Bramleys office on the right hand side and proceeding into the town centre. At the major traffic lights take a right hand turning into Market Place passing The Post Office on the left and taking the second right hand turning into Station Lane. Proceed underneath the bridge and at the start of Norristhorpe Lane take the right hand turning into Milton Road. Take a left turning into Milton Avenue and left again into Milton Gardens where Milton Drive can be found on the right. The property is located on the right and can be identified by the for sale sign.

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:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

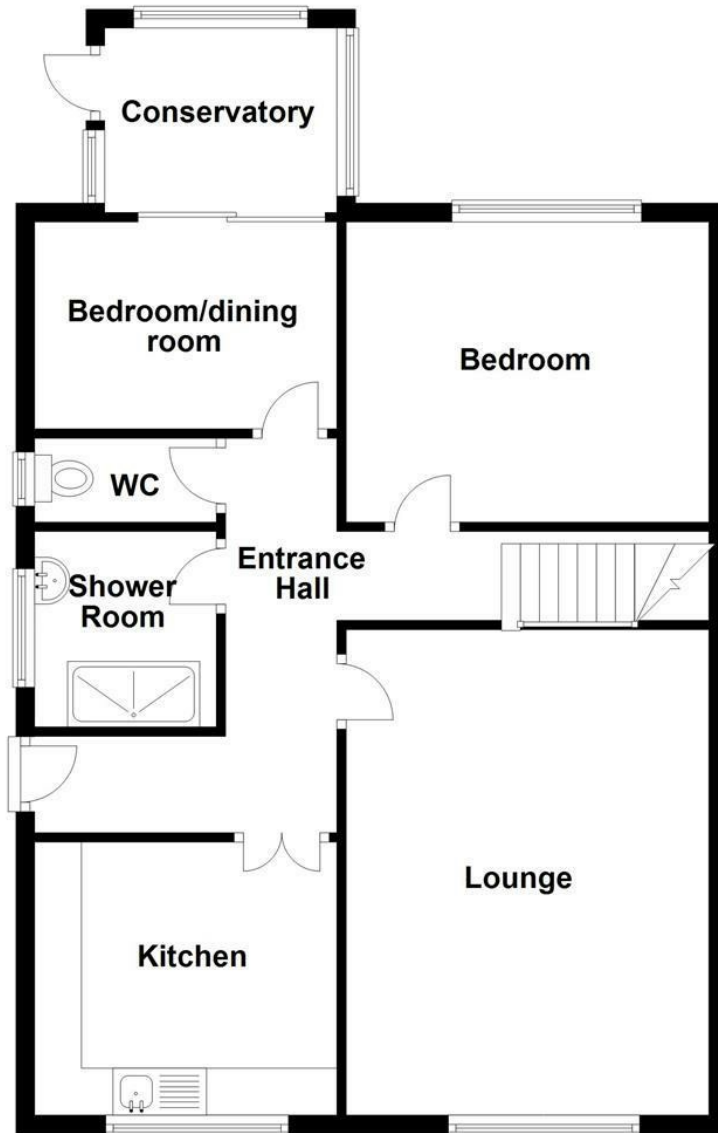
VIEWINGS:

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



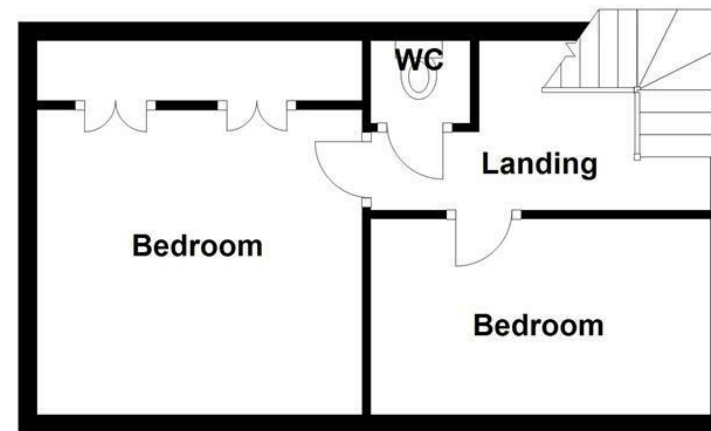


Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

First Floor



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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