



263 Huddersfield Road, Liversedge, WF15 7PP

£245,000

bramleys

This 4 bedroom extended semi-detached family home is offered for sale with no vendor chain. Ideally suited to the growing family, the property is handily placed for local amenities including well regarded local school, public transport links to nearby towns and cities. Offering a wealth of potential, the property does require a programme of modernisation throughout, whilst offering features such as gas fired central heating and uPVC double glazing. The accommodation briefly comprises:- entrance hall, lounge, dining room, kitchen, first floor landing, 4 bedrooms and bathroom. Externally there are gardens to both front and rear, with pleasant open outlook at the back, off road parking and detached garage. An internal viewing is highly recommended to fully appreciate the potential that this property has to offer.



GROUND FLOOR:

Enter the property through an external door into:-

Entrance Hall

With a staircase rising to the first floor, a central heating radiator and doors accessing the downstairs accommodation.

Lounge

11'5" x 10'9" (3.48m x 3.28m)

Having a uPVC double glazed bay window to the front elevation, picture rail décor, central heating radiator and a feature tiled fireplace with inset gas fire.

Kitchen

17'6" x 5'6" (5.33m x 1.68m)

With a range of white gloss, wall and base units with laminated work surfaces and tiled splashbacks. There is a gas cooker point, inset stainless steel sink unit with side drainer and mixer tap, stainless steel extractor fan, space and

plumbing for a washing machine and space for a fridge freezer. There is a central heating radiator and a uPVC double glazed window which overlooks the rear garden. There is a uPVC double glazed exterior door which accessing the side of the property and a further door which accesses a useful understairs storage cupboard. An internal door leads through to the dining room.

Dining Room

18'3" x 11'5" (5.56m x 3.48m)

This generously sized dining room is currently utilised as a second sitting room, with a central heating radiator and uPVC double glazed window which overlooks the rear garden.

FIRST FLOOR:

Landing

With a loft access point and doors which access the first floor accommodation.

Bedroom 1

11'5" x 10'9" (3.48m x 3.28m)

Situated to the front of the property, having a range of fitted sliding wardrobes to one wall which provide ample hanging and storage space. There is also a central heating radiator and uPVC double glazed window.

Bedroom 2

10'2" x 9'9" (3.10m x 2.97m)

Situated to the rear of the property, with fitted wardrobes which provide further storage. There is also a central heating radiator and uPVC double glazed window to the rear elevation.

Bedroom 4

7'2" x 5'6" (2.18m x 1.68m)

Currently used for additional storage, but this single bedroom has a central heating radiator and a uPVC double glazed window to the front elevation.



Bedroom 3

14'4" x 8'0" (4.37m x 2.44m)

This double bedroom is situated to the front of the property. Being fitted with a central heating radiator, wardrobe and uPVC double glazed window.

Shower Room

Fully tiled to both the walls and floor, this room is furnished with a 3 piece suite comprising of a walk-in shower with sliding glass shower screen, pedestal wash hand basin and a low flush WC. There is also a ladder style radiator and a uPVC double glazed window.

OUTSIDE:

To the front of the property wrought iron gates give access to the tarmacadam driveway which allows parking for a number of vehicles. There is a car port and access to a single, detached garage. The front garden has mature planted borders, low maintenance pebbled areas and has fenced and walled boundaries. Steps give access to the front and side doors. To the rear there is a generously sized, well kept lawned garden, with mature planted borders, seating areas, useful storage shed and vegetable patch. The rear garden has a pleasant outlook onto an adjacent field.

Garage

With up and over door, power and light.

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 Mirfield in the direction of Dewsbury, turning left into Knowl Road. Continue along Knowl Road into Water Royd Lane and furthermore Old Bank Road. At the T-junction turn left into Sunnybank Road and upon its conclusion with the traffic lights, turn right into Huddersfield Road. The property will be found after a short distance on the right hand side, clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

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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:

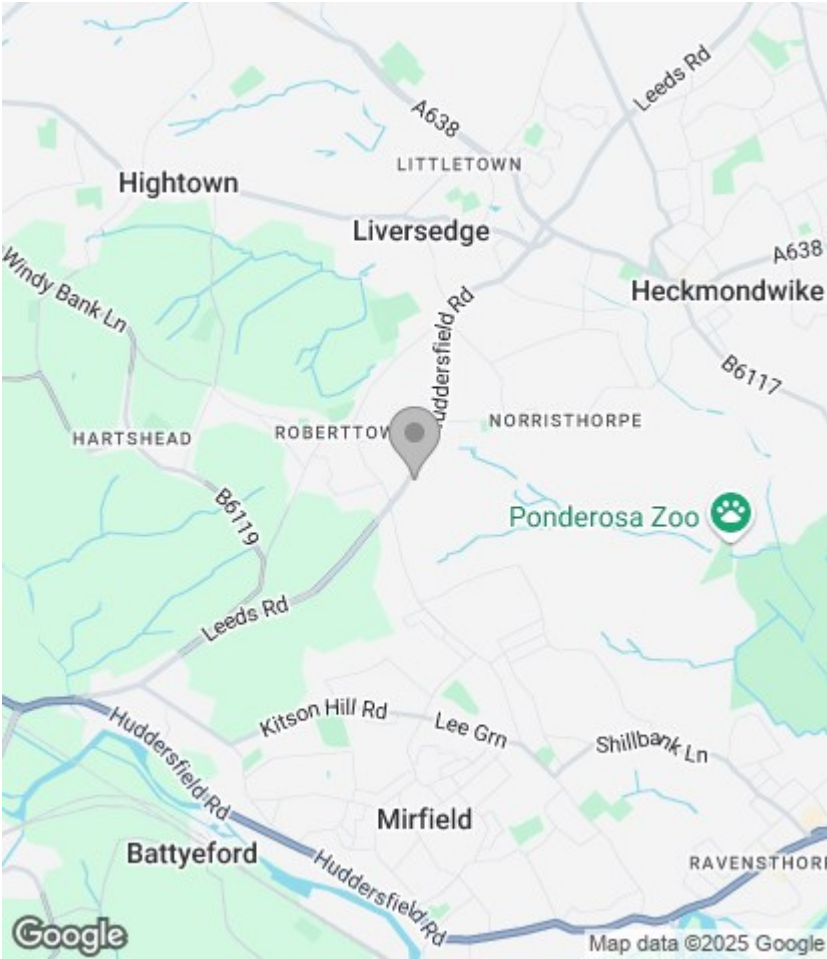
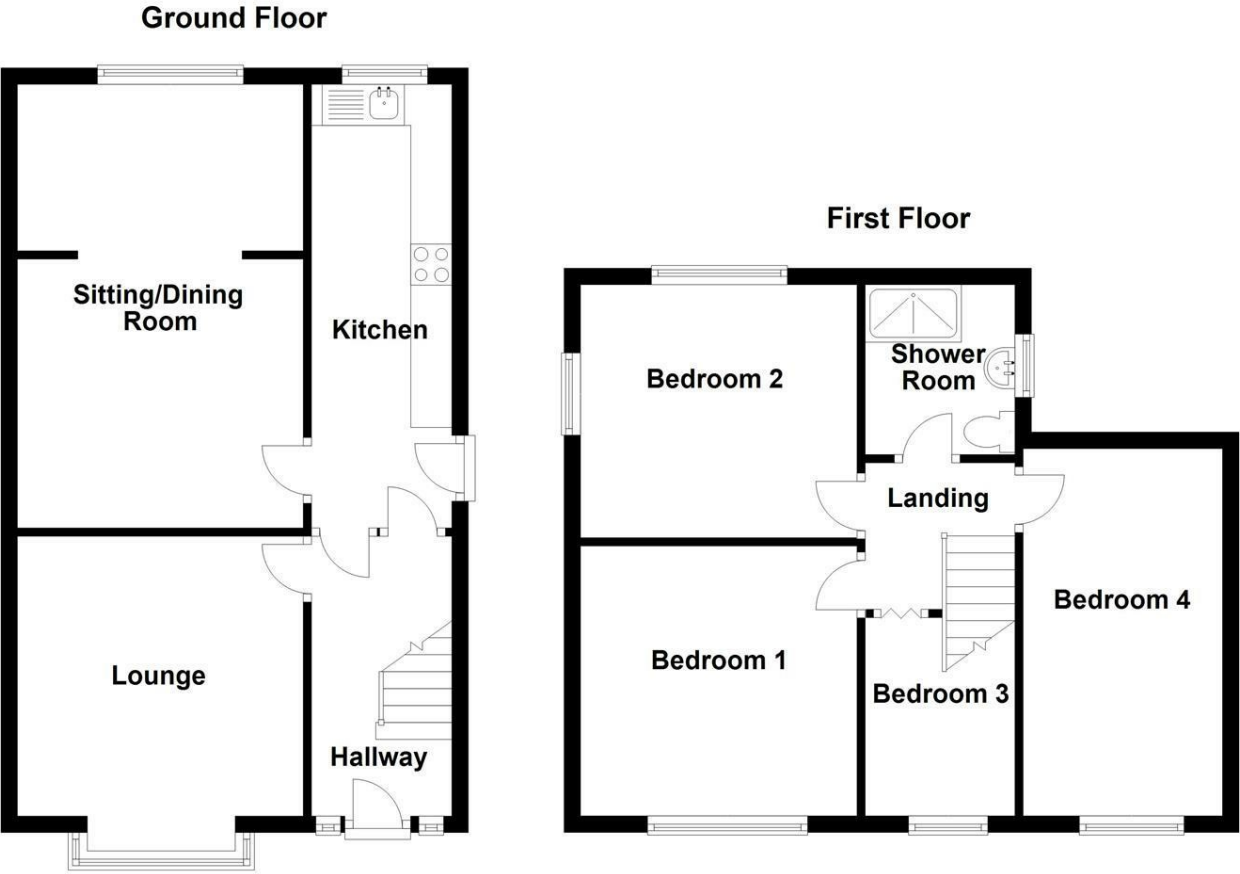
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

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







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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	74
England & Wales		EU Directive 2002/91/EC

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