



16 Edward Street, Little Town, Liversedge, WF15 6EH  
Offers Over £90,000

bramleys





Situated in a popular residential area is this traditional front terraced property. Located within easy reach of local amenities and motorway access links, the property is available with no onward chain. Having both uPVC double glazed windows and gas central heating system, the one bedroomed accommodation has the potential to be split into two bedrooms and has a modern kitchen area and bathroom, along with a recently fitted boiler. This property would make an ideal purchase for a first time buyer or investor and an early viewing is recommended.

Energy Rating: F





## GROUND FLOOR

### Entrance Vestibule

Accessed via an exterior door and having stairs to the first floor accommodation.

### Living Room with kitchen area

17'5" x 13'9" (5.31m x 4.19m)

A spacious room with a uPVC double glazed window to the front, a central heating radiator and a fireplace to one wall with a wall mounted gas fire. A door leads to the cellar. The kitchen area is fitted with wall and base units with work surface, tiled splashback and inset sink unit.

## FIRST FLOOR

### Landing

Leading to bedroom and bathroom.

### Bedroom

17'1" x 10'2" (5.21m x 3.10m)

A good sized double bedroom with a central heating radiator and a uPVC window.

### Bathroom

Furnished with a 3 piece suite comprising of panelled bath with mixer taps, a wash basin and a WC. There is some splash tiling, a uPVC window and a central heating radiator.

## OUTSIDE

The property is street lined and has on street parking provisions.

## 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:

A

## 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:

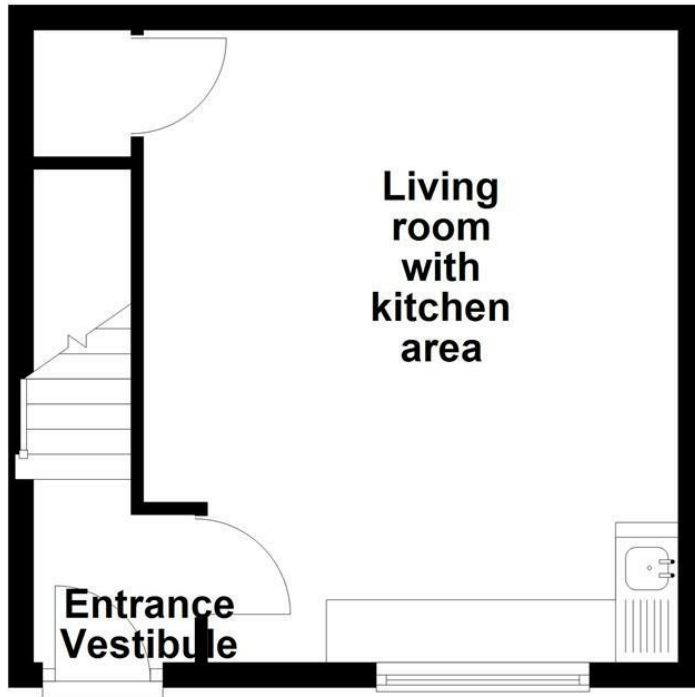
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

## VIEWINGS:

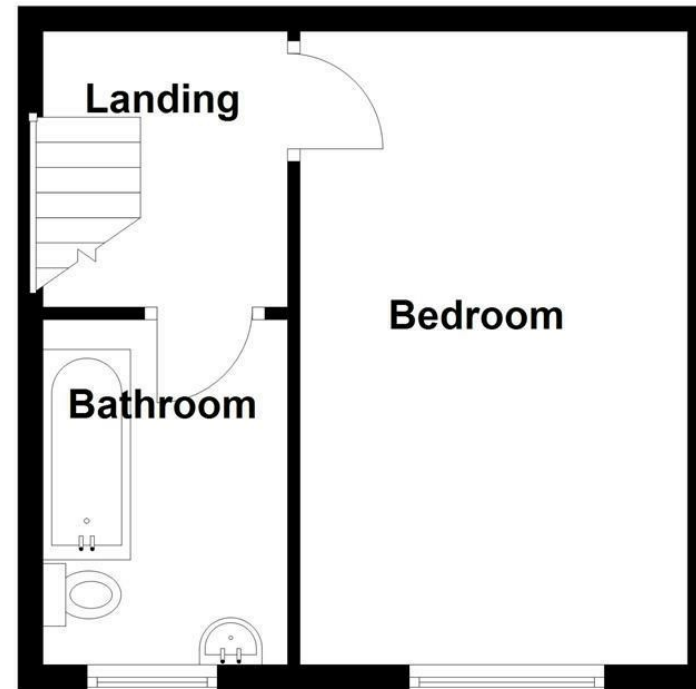
Please call our office to book a viewing on 01924 495334.



## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	30	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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