



19 Park Avenue, Liversedge, WF15 7EQ  
£285,000

bramleys



Situated in a popular residential area, with far reaching views to the front is this well presented detached house. The spacious accommodation has been extended to create a groundfloor bedroom with shower and has been impressively modernised throughout in recent years. The well planned layout now features a spacious lounge with views to the front, a fantastic dining kitchen with integrated appliances, a ground floor WC and a groundfloor bedroom with ensuite shower, plus 3 further first floor bedrooms and contemporary house bathroom. Externally there is ample off road driveway parking to the front, an enclosed rear garden and a garage with additional workshop/hobby room beyond. With local amenities, well regarded schooling and major road and rail links nearby, this property will make an ideal family home that really must be viewed to be appreciated.





## GROUND FLOOR

### Entrance Vestibule

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

### Lounge

15'8" x 11'9" (4.78m x 3.58m)

Enjoying views to the front via a uPVC double glazed window and having a central heating radiator. This spacious and well presented room has a feature fireplace to one wall and a useful understairs store cupboard.

### Dining Kitchen

15'10" x 10'4" (4.83m x 3.15m)

This good sized modern kitchen has been fitted with a comprehensive range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap

and drainer. Inset within the work surfaces is an induction hob with extractor hood over and there is a fitted microwave, along with an integrated eye level oven and integrated washing machine and dishwasher. There is ample space for a dining table, a uPVC double glazed window overlooks the garden and an exterior door leads out to the rear.

### Cloakroom/WC

Furnished with a WC.

### Bedroom 4

8'6" x 8'4" (2.59m x 2.54m)

This extended bedroom has a uPVC double glazed window and a central heating radiator. A modern walk-in shower cubicle is fitted to one recess.

## FIRST FLOOR

### Landing

With access to a part boarded loft area with pull down ladder.

### Bedroom 1

12'7" x 8'9" (3.84m x 2.67m)

Located to the front and enjoying far reaching views via a uPVC double glazed window. This spacious master bedroom has fitted wardrobes to one wall and a central heating radiator.

### Bedroom 2

11'6" x 8'9" (3.51m x 2.67m)

Another double bedroom with feature wall panelling, a central heating radiator and a uPVC double glazed window.





### Bedroom 3

9'5" x 6'2" (2.87m x 1.88m)

Again enjoying views to the front via a uPVC double glazed window and having a central heating radiator.

### Bathroom

A modern bathroom furnished with a shaped bath with shower over and shower screen, a wash basin set within a vanity unit and a WC. There is some tiling to the walls, a uPVC double glazed window and a radiator.

### OUTSIDE

To the front of the property there is a large driveway with ample off road parking. Beyond the drive is a single garage with up and over door. The garage extends at the rear into a good sized work shop area, ideal for those needing extra storage or hobby space. A door leads from the rear of the workshop out to the rear garden. The low maintenance garden has artificial grassed section with an elevated patio and seating 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.

### DIRECTIONS:

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### TENURE:

Freehold

### COUNCIL TAX BAND:

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### MORTGAGES:

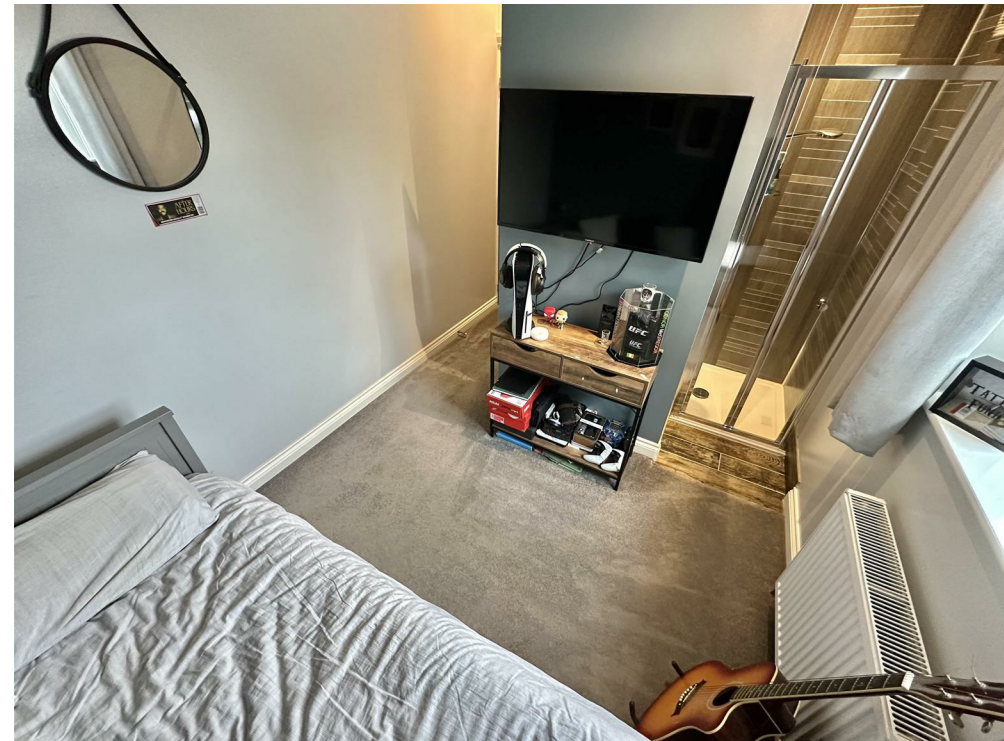
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

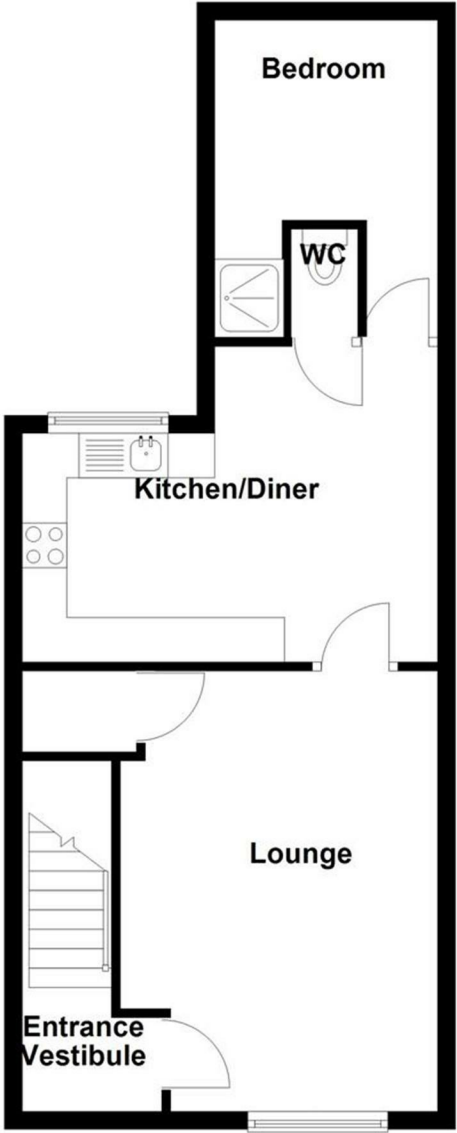






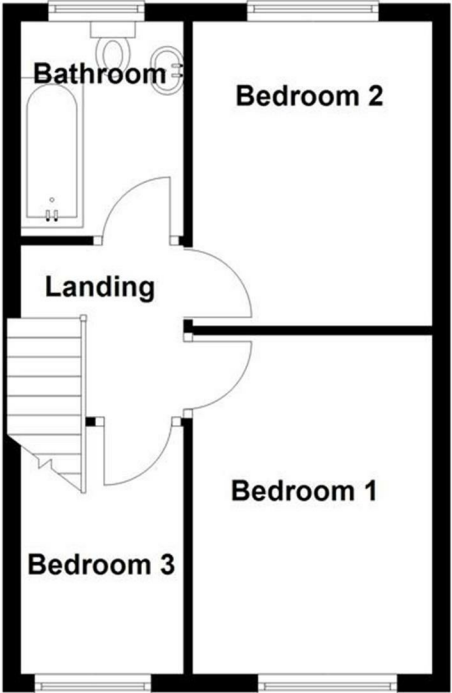


Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		62
(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

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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