



4 Headlands Road, Liversedge, WF15 6PR
£347,500

bramleys



Situated on a select development of only 4 properties, is this superbly presented, 4 bedroom detached property. Having immaculate gardens to 3 sides, off road parking and a detached double garage. The accommodation briefly comprises:- entrance hall, kitchen, cloakroom/WC, dining room, utility room, lounge, sun room, first floor landing, master bedroom with en suite, 3 further bedrooms and bathroom.

This property is ideally positioned for amenities including schooling, public transport network and an internal viewing is highly recommended to appreciate the quality of accommodation on offer.

Energy Rating: TBC



GROUND FLOOR:

Enter the property through a composite and glazed external door into:-

Entrance Hall

With a central heating radiator, tiled floor and doors accessing the lounge, kitchen and cloakroom/WC. A staircase rises to the first floor.

Cloakroom/WC

Fitted with a uPVC double glazed window to the front elevation. This room also has a central heating radiator, low flush WC and wall mounted wash basin.

Kitchen

13'4" x 9'2" (4.06m x 2.79m)

Fitted with a range of matching wall and base units with laminated work surfaces and tiled splashbacks. There is an inset 1.5 bowl composite sink unit with mixer tap, integrated dishwasher, freestanding 5 ring range style cooker with stainless steel and glazed extractor above. There is also plinth heating, a uPVC double glazed window to the front elevation, uPVC double glazed window to the side and a composite/glazed exterior door gives access to the side of the property. An archway leads through to the dining area and a further door gives access to the utility.

Dining Room

9'8" x 7'3" (2.95m x 2.21m)

Having a central heating radiator and a uPVC double glazed window to the front elevation.

Utility Room

7'7" x 5'7" (2.31m x 1.70m)

Fitted with base units, a stainless steel sink, a wall mounted boiler and a uPVC double glazed window to the rear elevation. There is plumbing for a washing machine, space for a tumble dryer and space for a freestanding fridge freezer.

Lounge

16'9" x 14'9" (5.11m x 4.50m)

A well presented and generously proportioned reception room which has ample natural light from the uPVC double glazed window which is situated to the front of the property. There is a feature living flame gas fire set within a timber surround with back and hearth, a central heating radiator and a set of timber and glazed French doors which access the sun room.

Sun Room

12'6" x 9'6" (3.81m x 2.90m)

Having uPVC double glazed windows to three sides. A set of uPVC double glazed French doors provide access to the side of the property. There are also pleasant views over the garden.

FIRST FLOOR:

Landing

A well proportioned landing which has a uPVC double glazed window to the rear elevation and doors accessing all first floor accommodation.

Bedroom 1

13'0" max x 9'9" (3.96m max x 2.97m)

Having fitted wardrobes to one wall. This master bedroom has ample natural light from the uPVC double glazed window at the front, as well as being fitted with a central heating radiator and door which accesses the en suite.

En suite Shower Room

Furnished with a 3 piece suite comprising of a shower cubicle with an electric shower, pedestal wash hand basin and low flush WC. There is also a uPVC double glazed window to the front elevation and a radiator.

Bedroom 2

11'1" x 6'7" (3.38m x 2.01m)

Having a uPVC double glazed window to the side elevation and a central heating radiator.

Bedroom 3

9'5" x 8'9" (2.87m x 2.67m)

Having uPVC double glazed windows to both front and side elevations. There is also a central heating radiator and loft access point.



Bedroom 4

9'5" x 7'7" (2.87m x 2.31m)

A fourth bedroom of double proportions, having fitted wardrobes to one wall and having a uPVC double glazed window to the side elevation. There is also a central heating radiator.

Bathroom

Furnished with a 4 piece suite comprising of a bath with tiled surround, freestanding shower cubicle, pedestal wash hand basin and low flush WC. There is a radiator, useful storage cupboard and uPVC double glazed window to the front elevation.

OUTSIDE:

To the front of the property a tarmacadam driveway allows parking for 3 vehicles and leads to the detached double garage.

Garage

Fitted with an electric roller shutter door and power/light points. To the rear of the garage there is an area ideal for hanging washing or as an enclosed seating area. There is also a brick built BBQ, paved patio and to the side there is a wrought iron fenced garden which is predominantly laid to lawn, with gated access to both front and rear. To the rear of the property a pebbled path gives access to the other side of the property. The front and side gardens are both predominantly laid to lawn, with mature planted borders.

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 via Huddersfield Road in the direction of Dewsbury, taking the left turn into Knowl Road. Continue along Knowl Road into Water Royd Lane and furthermore Old Bank Road, taking a left at the T-junction with the Co-op into Sunnybank Road. At its conclusion with the Fountain P.H traffic lights, turn right into Huddersfield Road and proceed through one set of traffic lights, turning left on to Headlands Road, past Headlands School. This property will be found on the left hand side, near its conclusion clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

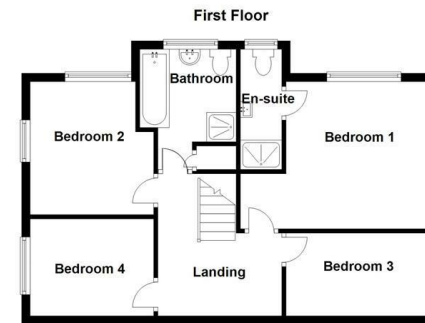
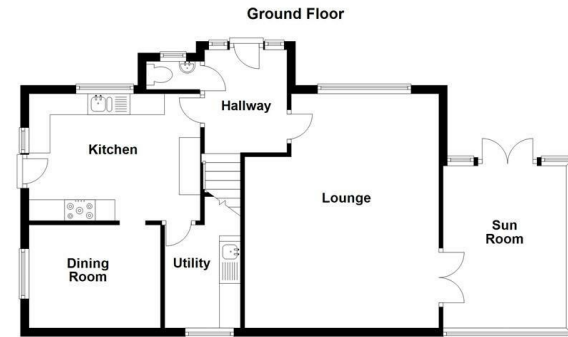
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

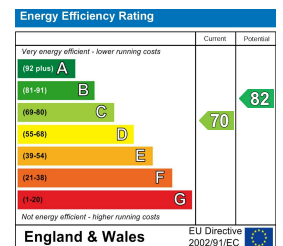


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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