



27 Headlands Road, Liversedge, WF15 7NT

Offers Over £180,000

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Situated in an ever popular residential area, is this well presented and deceptively spacious mid terraced house. Having accommodation arranged over three levels, the property boasts a good sized lounge and dining kitchen to the groundfloor, along with a lower ground floor cinema room and versatile games/sitting room, plus two first floor bedrooms and modern house bathroom. Featuring both uPVC double glazing and gas central heating system, the property boasts gardens to both front and rear and a rear access driveway leads to off road parking for two vehicles. Located within easy reach of local amenities, well regarded schooling and major road and rail links, this would make an ideal first time home and really must be viewed to be appreciated.





GROUND FLOOR

Entrance Porch

Accessed via a front uPVC door and having an internal door with coloured lights which leads into the Lounge.

Lounge

14'5" x 11'3" (4.39m x 3.43m)

A well presented Lounge overlooking the front and having a uPVC bay window and a central heating radiator. To one wall is a feature fireplace with hearth and inset fire.

Inner Lobby

With stairs leading to the first floor accommodation.

Dining Kitchen

14'6" x 10'4" (4.42m x 3.15m)

A spacious Kitchen fitted with a good range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. Integrated within the kitchen are a range of appliances including a fridge and freezer, a dishwasher, a hob with extractor over and an eye level double oven. There is a central heating radiator, a window and a door leading to the lower ground floor accommodation.

Sun Porch

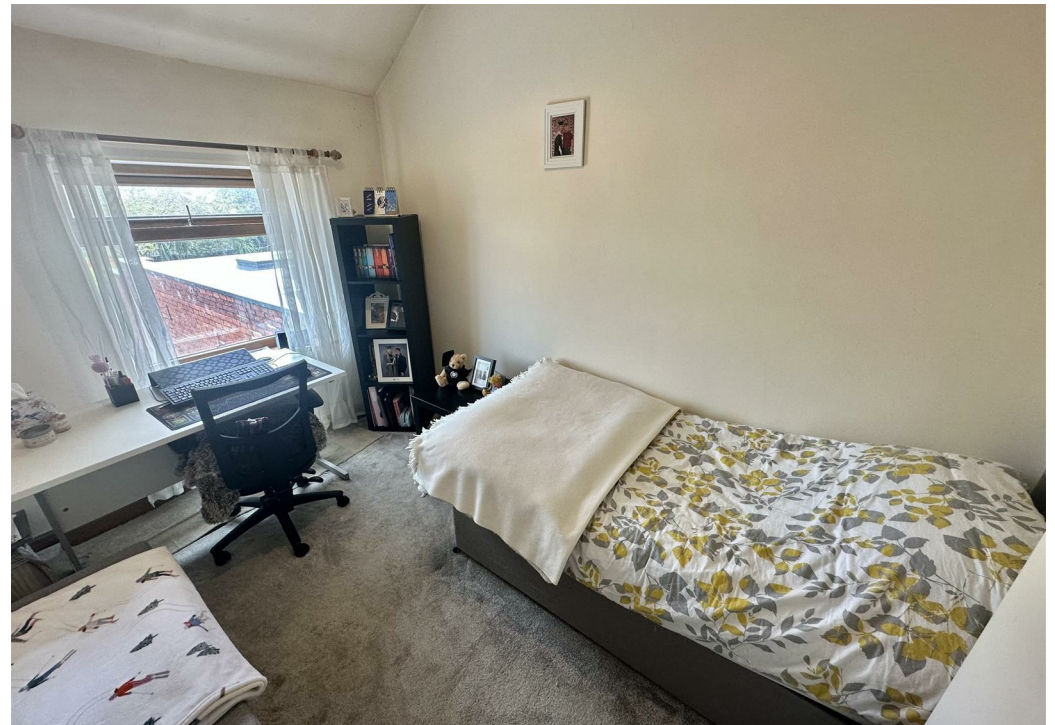
11'5" x 5'9" (3.48m x 1.75m)

Enjoying views over the rear garden and having a uPVC exterior door to the rear.

Utility Area

Housing the central heating boiler and having plumbing for a washing machine.

LOWER GROUND FLOOR





Sitting/Games Room

12'7" x 8'7" (3.84m x 2.62m)

Perfect for a variety of uses, this versatile room has three wall lights and a central heating radiator.

WC

With a Saniflow WC and a hand wash basin.

Cinema Room

12'7" x 8'7" (3.84m x 2.62m)

Another multipurpose room with wall lights and a central heating radiator.



FIRST FLOOR

Landing

Leading to bedrooms and bathroom.

Bedroom 1

15'9" x 11'4" (4.80m x 3.45m)

A spacious bedroom overlooking the front via a uPVC window and having a central heating radiator and two built in wardrobes.

Bedroom 2

11'6" max x 7'9" (3.51m max x 2.36m)

A good sized second bedroom with a central heating radiator and a uPVC window to the rear.

Bathroom

Furnished with a three piece suite comprising of panelled bath with shower over and shower screen, a WC and a wash basin set within a vanity unit. There is tiling to the walls, a uPVC window and a ladder style radiator.



OUTSIDE

To the front of the property is a garden area with outer walling and gateway. To the rear is a low maintenance garden with decking, planted sections and outer walling with gateway. Beyond the garden is allocated off road parking for two vehicles.

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:

B

MORTGAGES:

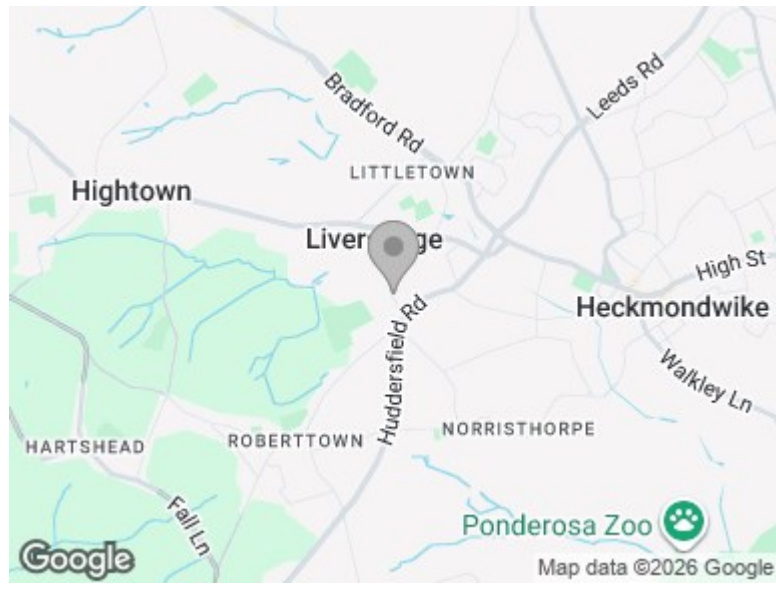
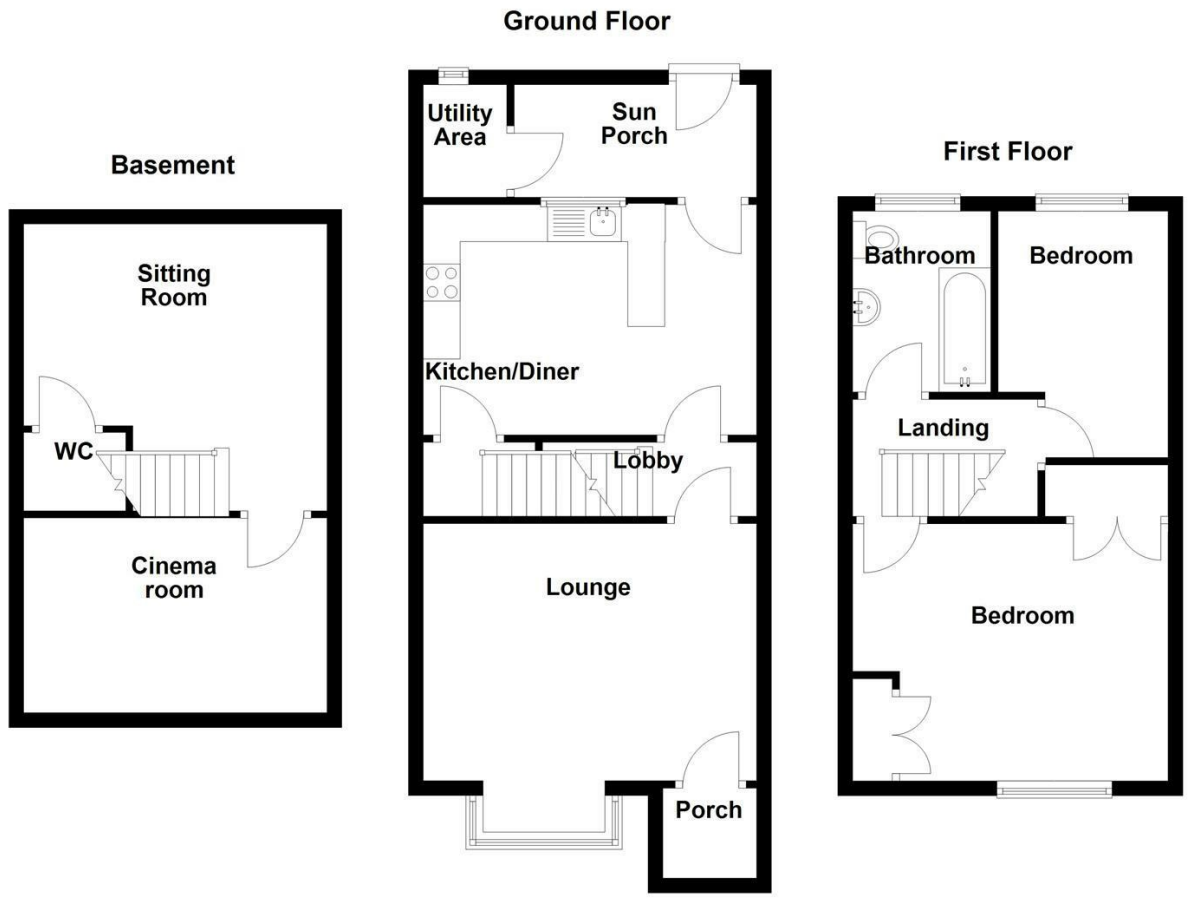
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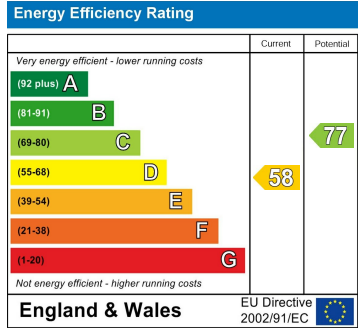




CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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