



103 Norristhorpe Lane, Liversedge, WF15 7AL  
£320,000

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Situated in the ever popular location of Norristhorpe, is this spacious and well presented detached house. The well planned accommodation boasts two reception rooms along with a pleasant breakfast kitchen, three first floor double bedrooms and a modern bathroom. The property boasts uPVC double glazing, composite external doors, a gas fired central heating system and is security alarmed throughout. Externally there is an enclosed and private garden plus side garden space and driveway parking for numerous vehicles plus garaging with electric remote door. Located within easy reach of well regarded schooling, amenities and major road and rail links. This perfect family home really must be viewed to be appreciated.





## GROUND FLOOR

### Entrance Hall

Accessed via a front exterior door and having a useful built in store cupboard and a central heating radiator. Stairs lead to the first floor accommodation.

### Lounge

13'0" x 11'9" (3.96m x 3.58m)

Overlooking the front of the property, the lounge has uPVC windows to the front and side, along with a central heating radiator. To one wall is a fireplace with hearth and inset gas fire.

### Dining/Sitting Room

11'4" x 8'11" (3.45m x 2.72m)

A versatile second reception room with a side uPVC bay window and a central heating radiator.

## Breakfast Kitchen

15'0" x 8'4" (4.57m x 2.54m)

Fitted with a range of wall and base units with work surfaces and inset sink unit with mixer tap and drainer. A breakfast bar seating area provides great eating space and there is a central heating radiator and two uPVC windows providing plenty of natural light. An exterior door leads out to the garden.

## FIRST FLOOR

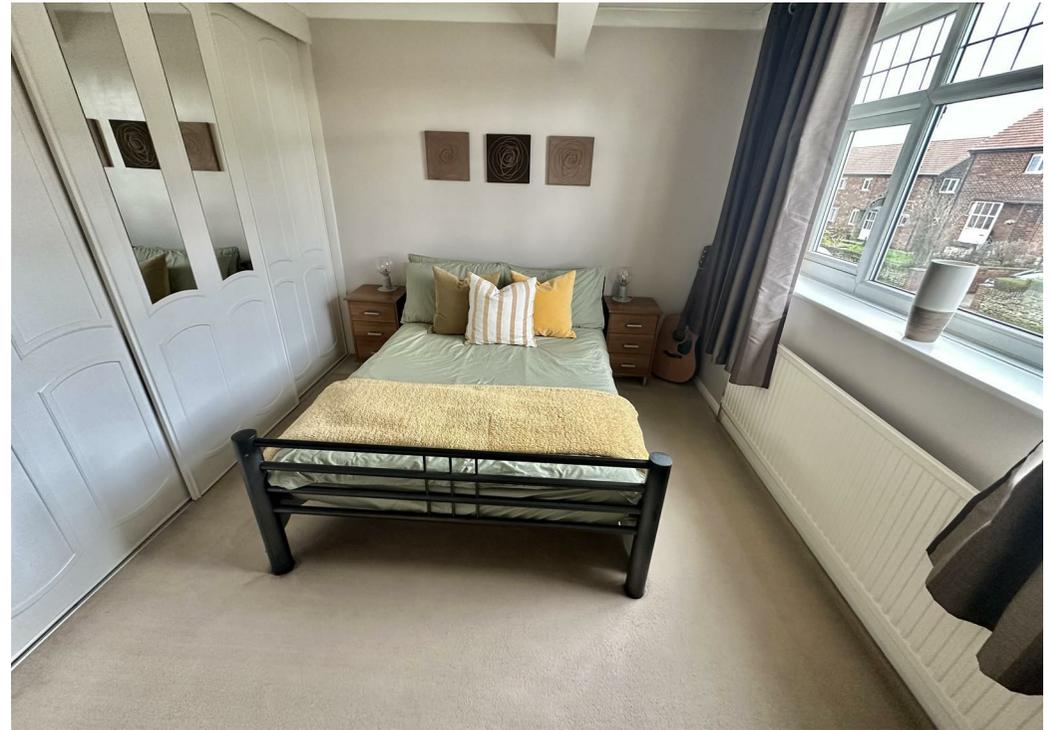
### Landing

With access to bedrooms and bathroom.

### Bedroom 1

11'9" x 9'7" to wardrobes (3.58m x 2.92m to wardrobes)

Having a uPVC front window, a central heating radiator and built in wardrobes to one wall.





### Bedroom 2

11'7" x 10'1" (3.53m x 3.07m)

With views over the garden via a uPVC window and having a central heating radiator. There are built in cupboard/wardrobe space.

### Bedroom 3

12'2" x 8'3" (3.71m x 2.51m)

A good sized third bedroom having a central heating radiator and a uPVC side window.

### Bathroom

A contemporary and modern bathroom furnished with a bath with shower and screen, a WC and a wall hung wash basin. There is complimentary floor and wall tiling, along with a uPVC window and a ladder style radiator.



### OUTSIDE

To the front of the property is lawned gardens with planted areas and pathways. Steps lead to a good sized driveway which provides off road parking for multiple vehicles and in turn leads to an alarmed garage with remote access door. From the front there is gated entry into a private garden with lawns and composite decked seating space with lighting. Steps lead to a further paved relaxation space with additional composite decked section.

### 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:

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### MORTGAGES:

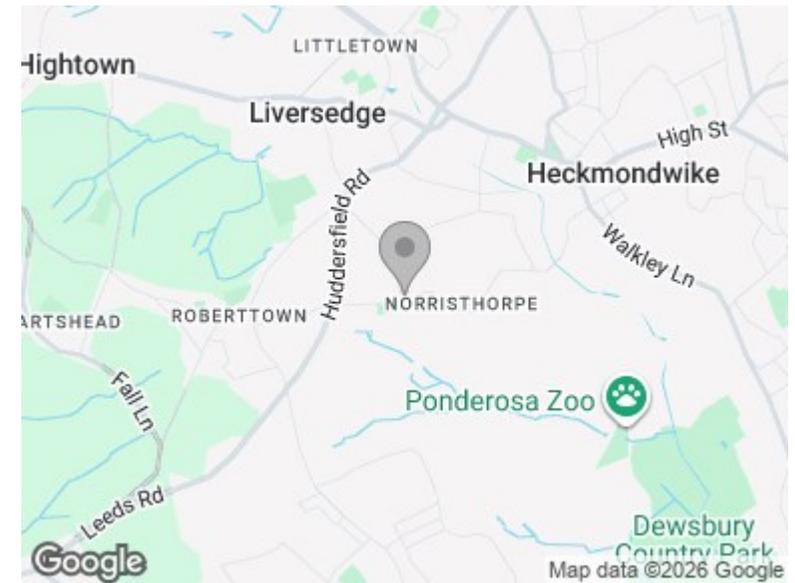
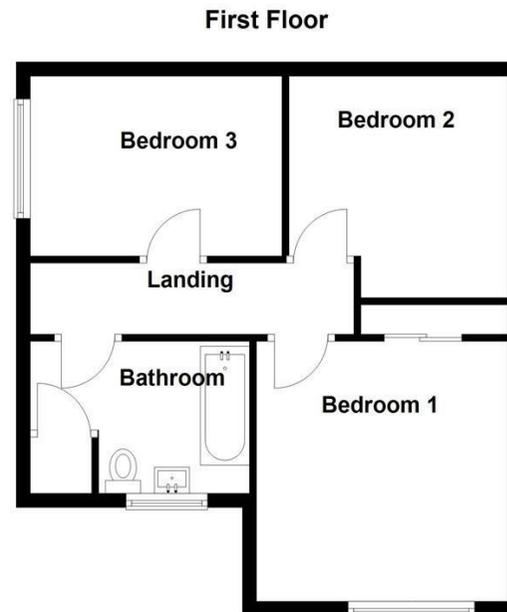
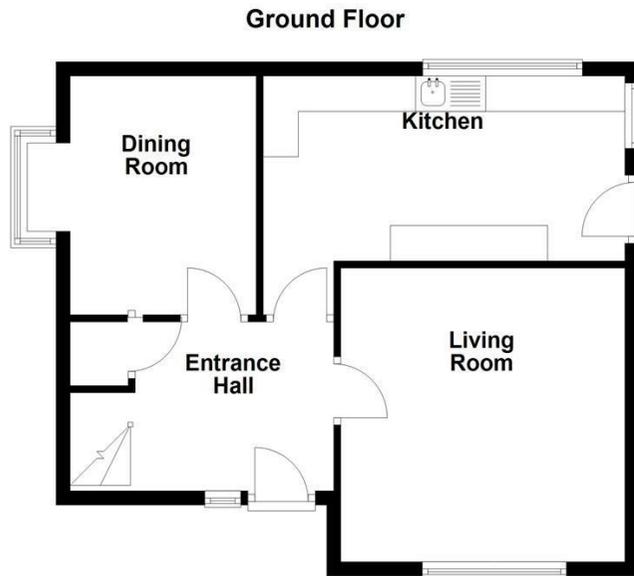
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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







**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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