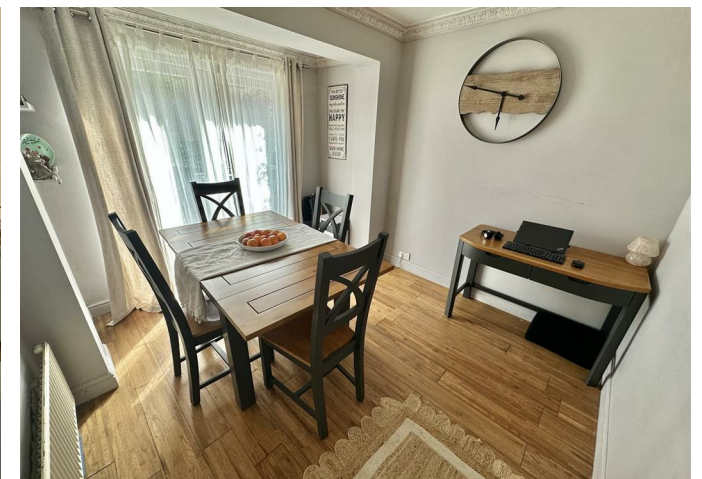




28 Cornmill Crescent, Liversedge, WF15 7DU  
Offers Over £264,500

**bramleys**

Set on an extensive plot with far reaching views to the front, is this good sized traditional semi detached house. The well presented accommodation has a separate dining room, spacious lounge, modern kitchen, uPVC utility porch, along with three good sized first floor bedrooms and contemporary bathroom. Featuring uPVC double glazing and gas central heating the property boasts large gardens, driveway parking (with EV charger) and a single garage. Situated in an elevated position in a sought after location with local amenities nearby, close to well regarded schooling and having major road and rail links nearby. An early viewing is strongly recommended to appreciate this ideal family home.





## GROUND FLOOR

### Entrance Hall

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

### Lounge

16'2" x 12'3" (4.93m x 3.73m)

This spacious and well presented lounge enjoys far reaching views to the front via a walk in uPVC bay window. To one wall is a feature fireplace with hearth and inset fire and there is a central heating radiator.

### Dining Room

11'2" x 9'7" (3.40m x 2.92m)

Located to the rear with uPVC French doors out to the rear garden and having a central heating radiator.

## Kitchen

10'5" x 8'4" (3.18m x 2.54m)

A modern kitchen fitted with a comprehensive range of wall and base units with work surfaces, tiled splashbacks and circular sink unit with mixer tap and drainer. Integrated within the kitchen is a four ring hob with extractor over and a built in double oven. There is plumbing for a dishwasher and space for fridge freezer, a uPVC window overlooks the rear garden. A door leads into the utility porch.

## uPVC Utility Porch

10'7" x 4'5" (3.23m x 1.35m)

This recently updated utility porch is uPVC in construction and has plumbing for a washing machine, hanging space and access to a useful storage cupboard where the boiler is situated. An exterior door leads out to the side driveway.

## FIRST FLOOR





### Landing

Having a large side window with views and access to the loft space.

### Bedroom 1

12'7" x 11'9" (3.84m x 3.58m)

An impressive master bedroom with a walk in uPVC bay window with far reaching views and a central heating radiator.

### Bedroom 2

10'9" x 9'7" (3.28m x 2.92m)

A double bedroom overlooking the rear garden and having a central heating radiator.

### Bedroom 3

8'7" x 7'4" (2.62m x 2.24m)

A good sized third bedroom overlooking the rear garden via a uPVC window and having a central heating radiator.

### Bathroom

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

### OUTSIDE

Located on a spacious plot, the property has a lawned front garden along with a lengthy side driveway providing ample off road parking and having an EV charger port. The driveway leads to a single. To the rear is a paved patio and seating area with extensive lawned garden beyond with outer fencing. An ideal family space to enjoy the summer months.

### 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:

C

### MORTGAGES:

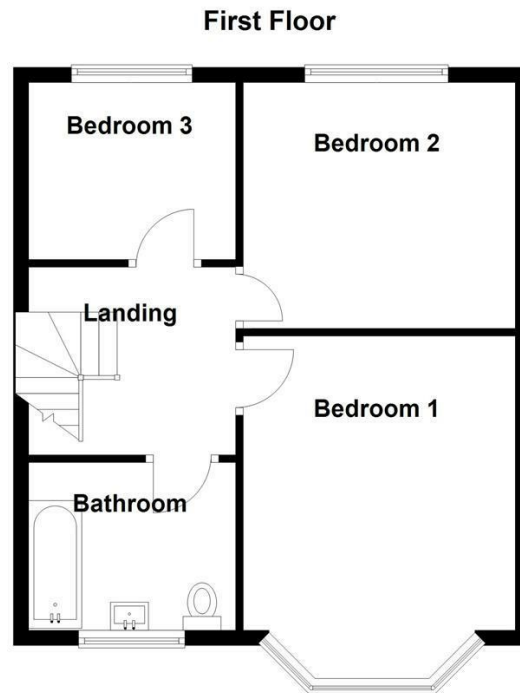
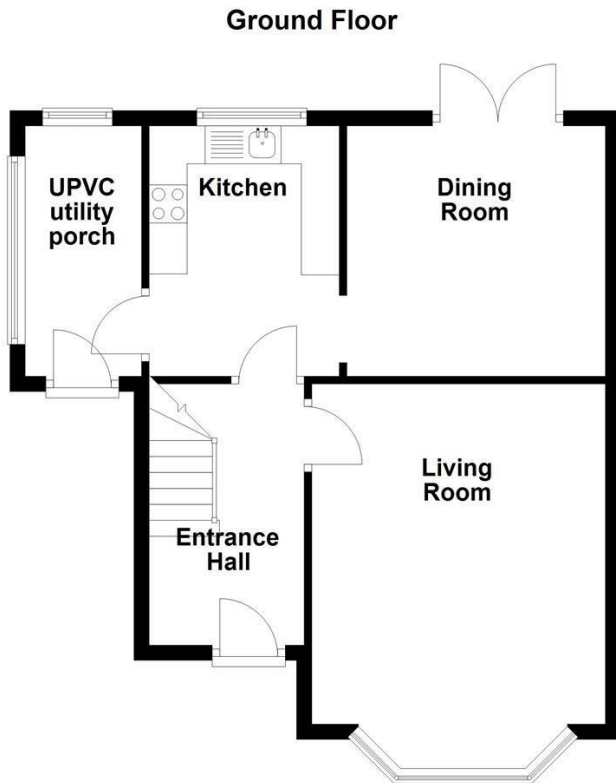
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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>	61	73
(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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