



14 Cornmill Drive, Liversedge, WF15 7EE
£158,000

bramleys



Being offered for sale with no vendor chain is this 3 bedroom mid-townhouse with features such as uPVC double glazing, gas fired central heating and a layout comprising:- entrance vestibule, lounge, dining kitchen, 3 first floor bedrooms, bathroom and attic room accessed via a retractable ladder. Externally, there is a good sized garden to the front and a paved garden to the rear with outbuilding. This property is handily placed for Heckmondwike town centre and all the amenities afforded there including the public transport network and shops and is also in catchment area to well regarded schooling making this property an ideal purchase for the first time buyer or young and growing families alike. An internal viewing is highly recommended to appreciate the accommodation on offer. No Chain Involved.



GROUND FLOOR:

Enter the property via a uPVC double glazed external door into:-

Entrance Vestibule

Where there is a central heating radiator, a staircase rising to the first floor and a door accessing the lounge.

Lounge

13'1" x 12'9" (3.99m x 3.89m)

This welcoming reception room has a living flame gas fire set within a modern surround with back and hearth, a central heating radiator, uPVC double glazed window overlooking the front garden and an archway accessing the dining kitchen.

Dining Kitchen

16'1" x 7'0" (4.90m x 2.13m)

Featuring a range of matching white gloss wall and base units with laminated working surfaces and tiled splashbacks inset into which is a circular sink unit with side drainer and mixer tap. Further integrated appliances include a 4 ring gas hob with a stainless steel and glass extractor fan over and an electric oven beneath, an integrated fridge freezer and space and plumbing for an automatic washing machine. There is also a breakfast bar area which has seating for a number of people, ceiling spotlights, a central heating radiator, uPVC double glazed window to the rear elevation and uPVC double glazed French doors accessing the rear garden.

FIRST FLOOR:

Landing

With doors accessing all of the first floor accommodation.

Bedroom 1

10'0" x 8'9" (3.05m x 2.67m)

Situated to the rear of the property and having a uPVC double glazed window and a central heating radiator.

Bedroom 2

10'1" x 8'9" (3.07m x 2.67m)

uPVC double glazed window to the front elevation and a central heating radiator. The loft can be accessed from this room.

Loft Room

15'4" x 8'0" (4.67m x 2.44m)

A versatile and useful space currently utilised as a bedroom with Velux windows and a central heating radiator.

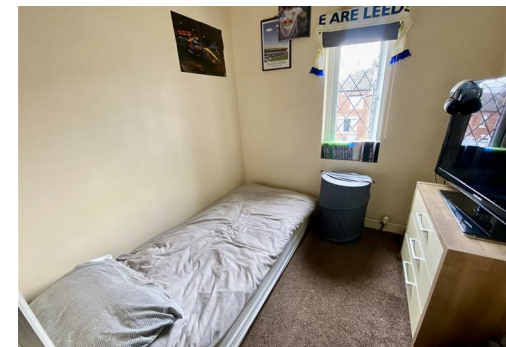
Bedroom 3

8'0" x 7'0" (2.44m x 2.13m)

A single bedroom situated to the front of the property and having a central heating radiator and a uPVC double glazed window.

Bathroom

Furnished with a 3 piece suite comprising panelled bath with shower over and glass shower screen, pedestal wash hand basin and low flush WC. There is also a central heating radiator and a uPVC double glazed window.



OUTSIDE:

The front of the property is predominantly laid to lawn and is walled with wrought iron gated access together with a paved path leading to the front door. The rear of the property is also walled and fenced being predominantly paved and featuring a useful brick built outbuilding with additional gated access beyond.

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 the Mirfield office and take the left turn onto Knowl Road and follow this road all the way around as it becomes Water Royd Lane and then Old Bank Road. At the junction, take the left turn onto Sunny Bank Road and then after a short distance at the traffic lights, take a right into Huddersfield Road. Go straight ahead at the traffic lights and take the second right turn onto Liversedge Hall Lane. After passing Northfields Nursery on the right, turn left onto Cornmill Lane and follow this road around and take another right onto Cornmill Drive where the property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

Band A

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.

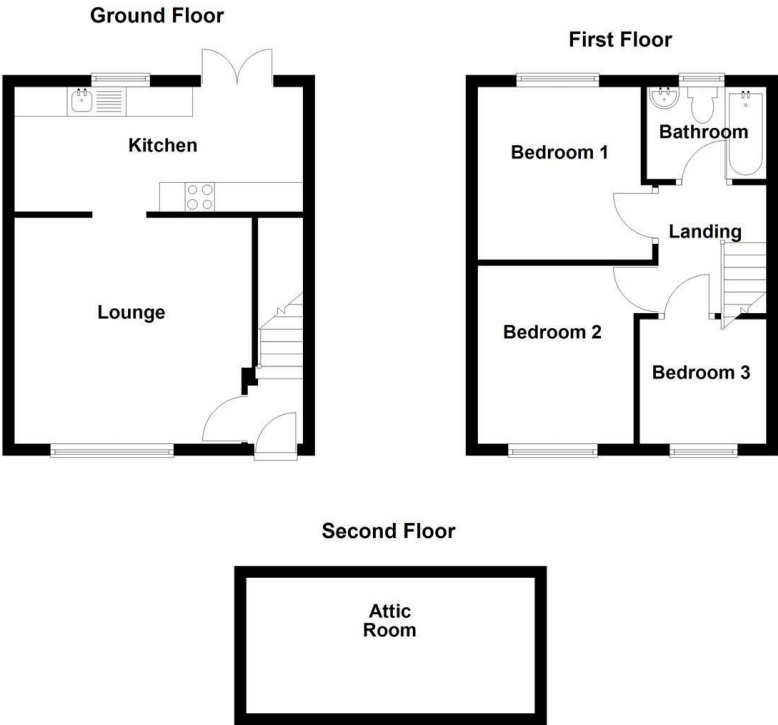
ONLINE CONVEYANCING SERVICES:

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:-

Mirfield Properties: 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

