



73 Church Road, Liversedge, WF15 7LP
£120,000

bramleys



****BACK ON THE MARKET****

Situated in the ever popular Roberttown village, is this well presented traditional front terrace. Featuring both uPVC double glazing and gas central heating system, the property would make an ideal first time purchase. The two bedroomed accommodation boasts modern kitchen and bathroom fitments and is has a small forecourt garden area. Located within easy reach of local amenities, well regarded schooling and major road and rail links, the property is available with no onward chain and an early viewing is recommended.



GROUND FLOOR

Entrance vestibule

Accessed via an exterior door and having stairs to the first floor accommodation.

Living room with kitchen area

16'10 x 14'2 (5.13m x 4.32m)

A pleasant room with a uPVC double glazed window to the front, along with a central heating radiator and fire display space to one wall. The kitchen area is fitted with a modern range of wall and base units with work surfaces and inset sink unit with drainer. Integrated within the units is a four ring hob with splash back and extractor hood over and an inbuilt under oven. A door leads from the kitchen to the lower ground floor cellar space.



LOWER GROUND FLOOR

Cellar

Providing useful storage space.

FIRST FLOOR

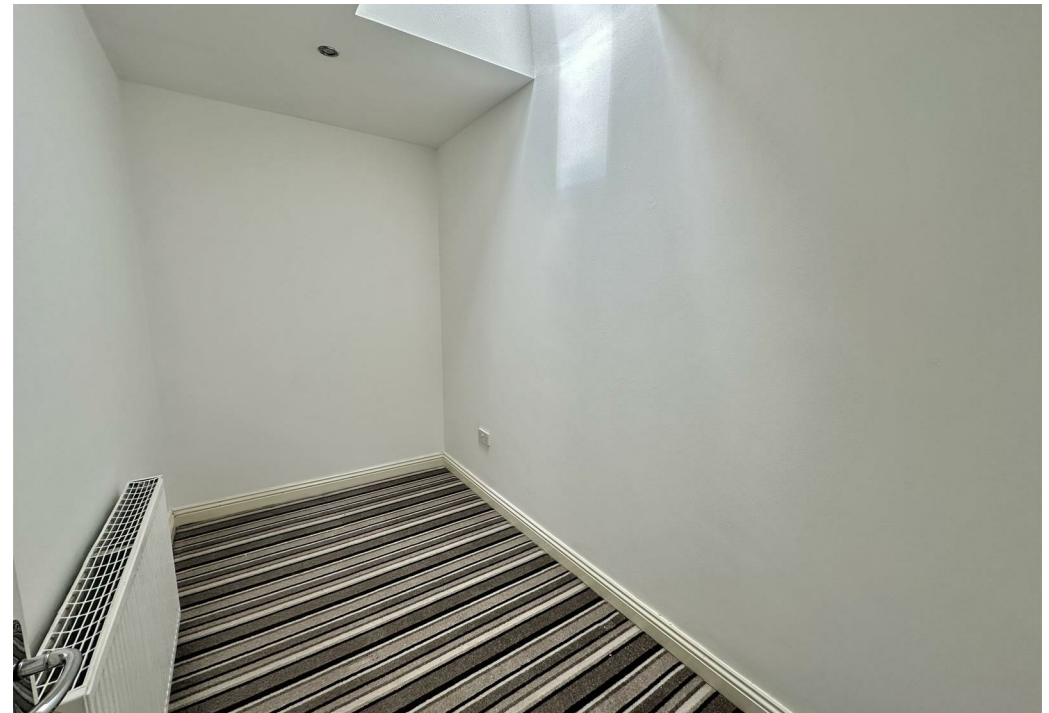
Landing

With access to bedrooms and bathroom.

Bedroom1

9'7 x 9'2 (2.92m x 2.79m)

Overlooking the front via a uPVC double glazed window and having a central heating radiator.



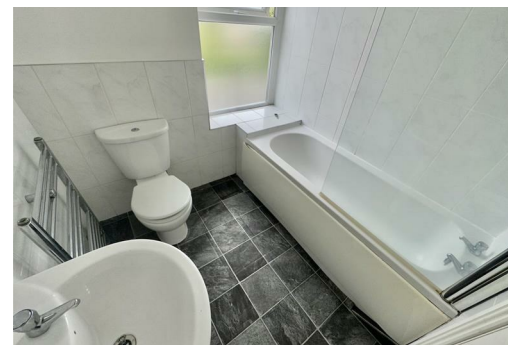
Bedroom 2

10'5 x 5'8 (3.18m x 1.73m)

With a skylight window and a central heating radiator.

Bathroom

Furnished with a 3 piece suite comprising of a panelled bath with shower and shower screen, pedestal wash basin and a WC. There is some tiling to the walls, a central heating radiator and a uPVC double glazed window.



OUTSIDE

The property has a small low maintenance forecourt area with outer walling and gateway.

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:

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.

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

