



3 Cornmill Crescent, Liversedge, WF15 7DU  
£219,950

bramleys



Situated in an ever popular location is this well presented traditional semi detached bungalow. Offering spacious two bedroomed accommodation, with quality fixtures and fittings throughout, this property really must be viewed to be appreciated. Featuring uPVC double glazing and gas central heating, and having a pleasant lounge with bi fold doors, along with a modern kitchen and recently refitted shower room, this property could be occupied with a minimum of expense. Located on a good sized plot with gardens to front and rear, along with a single garage and driveway parking. With well regarded schooling, amenities and major road and rail links nearby, this would make an ideal location for most buyers.





## GROUND FLOOR

### Entrance Hallway

Accessed via a side uPVC door and having a useful store cupboard and access to the loft.

### Lounge

15'8" x 11'6" (4.78m x 3.51m)

A good sized pleasant lounge overlooking the front and having bi fold doors out to the front garden. To one wall is an inset feature fire and there is a central heating radiator.

### Kitchen

10'7" x 9'6" (3.23m x 2.90m)

This modern kitchen is fitted with a good range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with drainer. Integrated within the kitchen are a

range of appliances, including a four ring hob with extractor hood and under oven, a dishwasher and a fridge freezer. Windows overlook the front and side and there is a useful storage cupboard.

### Bedroom 1

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

Enjoying views over the rear garden via a uPVC double glazed window and having a central heating radiator.

### Bedroom 2/ Dining Room

9'9" x 9'0" (2.97m x 2.74m)

A versatile and good sized room, located to the rear and having a central heating radiator and a uPVC double glazed window.

### Shower Room

A contemporary modern shower room furnished with a walk in shower cubicle, a washbasin set within a vanity unit with storage and a WC. There is complimentary wall tiling, a uPVC side window and a ladder style radiator.

### OUTSIDE

To the front of the property is a garden area with lawned area and seating section, along with a pathway and driveway to a single garage. A paved side area lead to a pleasant rear garden with paved patio with lawn beyond and pathway leading to a raised deck seating space with pergola over.

### 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 Heckmondwike via Westgate passing Bramleys office on the left hand side and proceeding through the traffic lights and after Pennine Trophies on the right take a left hand turn into Wormald Street. At the junction proceed straight ahead into the continuation of Wormald Street and after the bridge turn right into Cornmill Lane. Cornmill Crescent can be found as a turning on the left and the property can be found on the left hand side identified by the Bramleys for sale board.

### 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.

### VIEWINGS:

Please call our office to book a viewing on 01924 495334.

### PLEASE NOTE:

The property is being sold on behalf of a person related to a Bramleys employee.

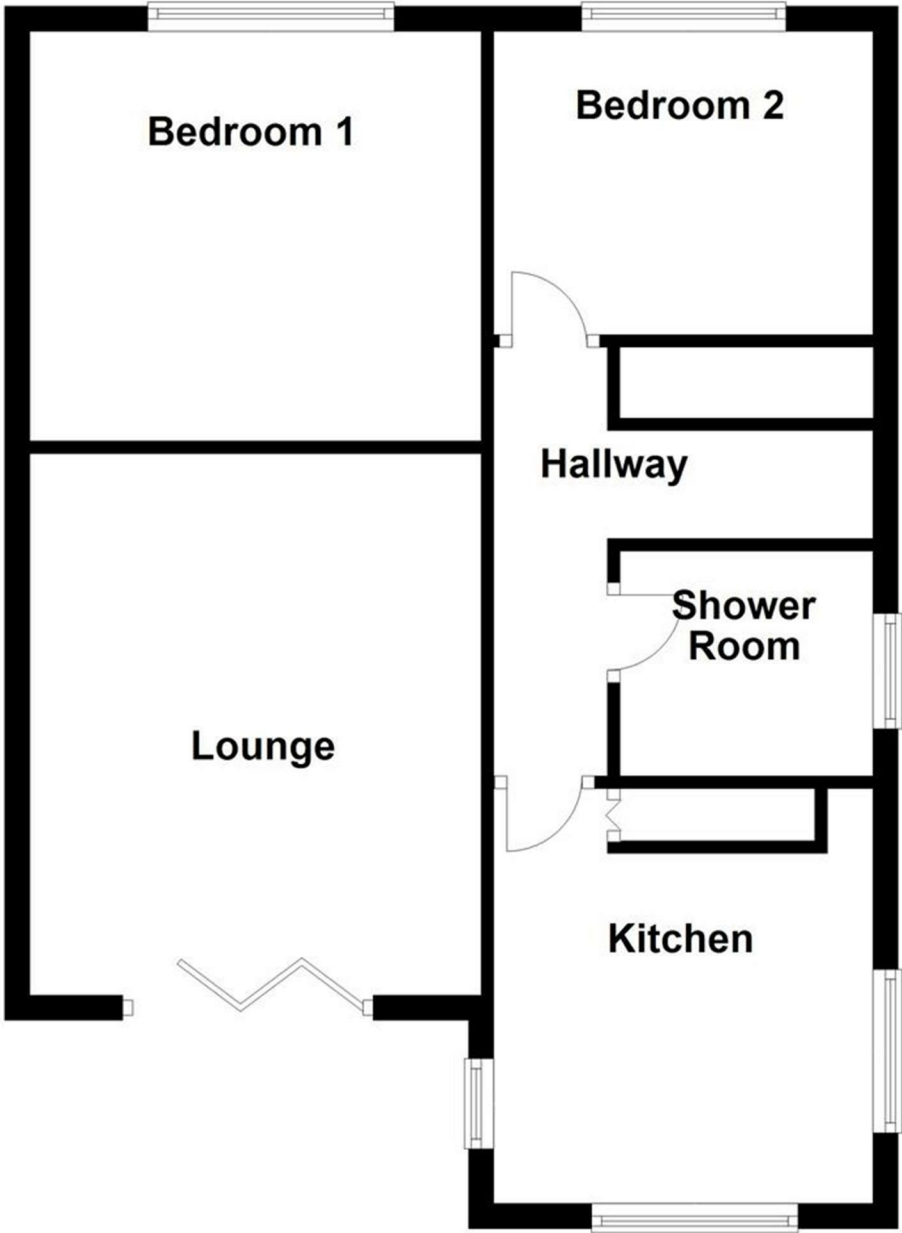








Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Huddersfield | Halifax | Elland | Mirfield

