



John Booth Close, Roberttown, Liversedge, WF15 7LB  
£250,000

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Bramleys welcome to the market, this deceptively spacious extended 3 bedroom end townhouse. Features include uPVC double glazing, gas fired central heating and accommodation briefly comprising:- entrance hall, kitchen, open plan lounge/dining room, first floor landing, master bedroom with en suite, 2 further bedrooms and family bathroom.

Externally there are gardens to both front and rear, along with a generously sized summerhouse with power and light.

Situated within walking distance of Roberttown town centre and all the amenities afforded there, including shops, cafes and public transport links to nearby towns and cities.

Forming an ideal purchase for the young and growing family, the property is within easy reach of well regarded local schooling nearby, making this an excellent opportunity to purchase a property which you can put your own stamp on from the outset.

An internal viewing is highly recommended to fully appreciate the size of accommodation on offer.



## GROUND FLOOR:

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

### Entrance Hall

With a central heating radiator, doors accessing the kitchen and lounge, and staircase rising to the first floor.

### Kitchen

11'3" x 9'6" (3.43m x 2.90m)

Fitted with a range of wall and base units, with laminated work surfaces and tiled splashbacks. There is an inset stainless steel sink unit with side drainer and mixer tap, space for a freestanding cooker and fridge freezer, extractor fan, space and plumbing for a washing machine, wall mounted boiler, central heating radiator, uPVC double glazed window to the front elevation and space for a dining table and chairs.

### Lounge/Dining Room

23'5" x 16'3" (7.14m x 4.95m)

This generously sized reception room is divided to provide a living area and dining area.

### Living Area

With a living flame gas fire, modern surround, back and hearth. There are uPVC double glazed French doors which provide access to the rear garden.

### Dining Area

There is a gas fire with surround, back and hearth. Together with ceiling spotlights and an open doorway to the inner hallway.

### Inner Hallway

With a central heating radiator and uPVC external door which accesses the garden.

## FIRST FLOOR:

### Landing

Having a useful storage cupboard, loft access point and doors accessing all of the first floor accommodation.

### Master Bedroom

11'9" x 10'4" (3.58m x 3.15m)

The master bedroom has 2 uPVC double glazed windows overlooking the rear garden, a central heating radiator and a door gives access to the en suite.

### En suite Shower Room

With an abundance of storage cupboards, this room also has a vanity sink unit, low flush WC and a walk-in shower cubicle. There are also mirrors to two walls and a central heating radiator.



## Bedroom 2

11'0" x 9'6" (3.35m x 2.90m)

Currently utilised as an office, but could provide a double bedroom if required. Fitted with sliding wardrobes, a central heating radiator and a uPVC double glazed window to the rear elevation.

## Bedroom 3

9'6" x 8'9" (2.90m x 2.67m)

A third bedroom of double proportions, with sliding wardrobes. There is also a central heating radiator and uPVC double glazed window to the front elevation.

## Bathroom

Furnished with a 3 piece suite comprising of a panelled bath with shower above, pedestal wash hand basin and low flush WC. There is also a central heating radiator and uPVC double glazed window to the front elevation.

## OUTSIDE:

Accessed via a timber gate, there is a flagged path which leads up the front door. The front garden is predominantly lawned, with mature planted borders. To the rear there is a further lawned garden, with path leading to the summerhouse. There is a garage which located near the property, allowing further parking and is accessed via an up and over door.

## Summer House

14'2" x 10'6" (4.32m x 3.20m)

A generously sized summerhouse, with electric power points and lighting. There are also 2 uPVC double glazed French doors which open on to the garden and a personal door to the

rear of the property, making this an ideal space for a home office or play room.

## 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:

B

## 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:

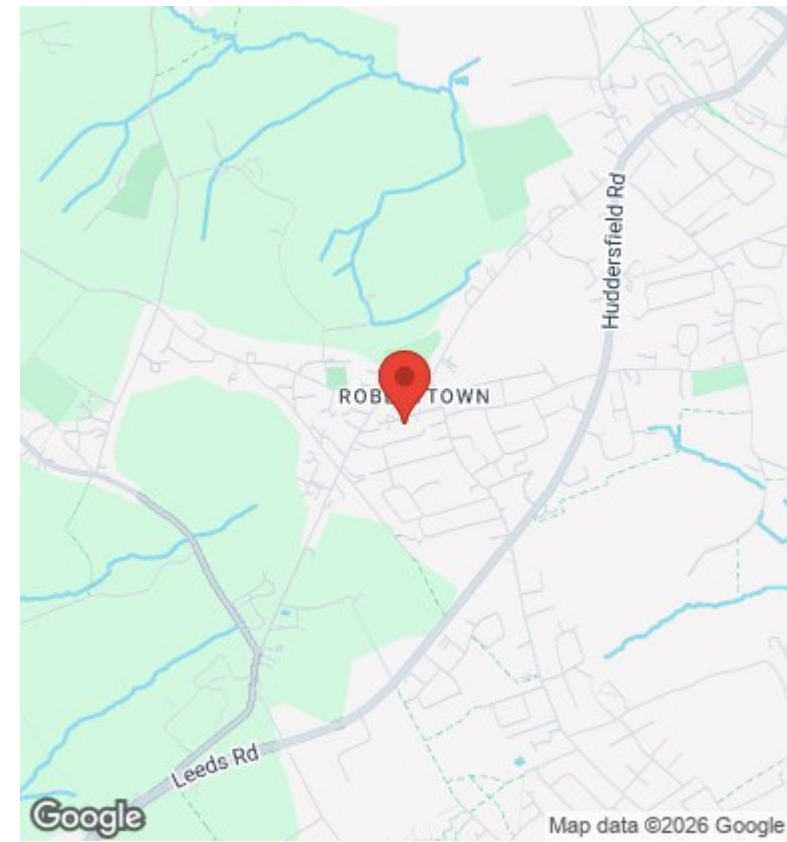
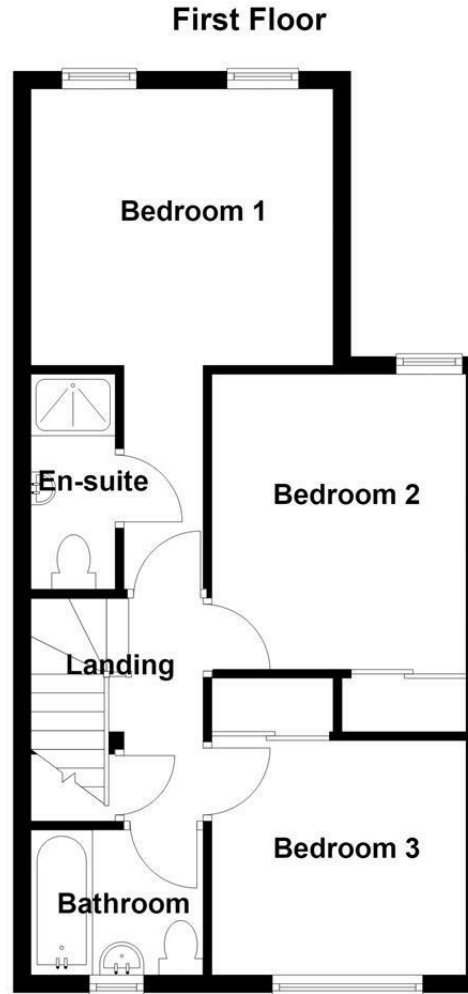
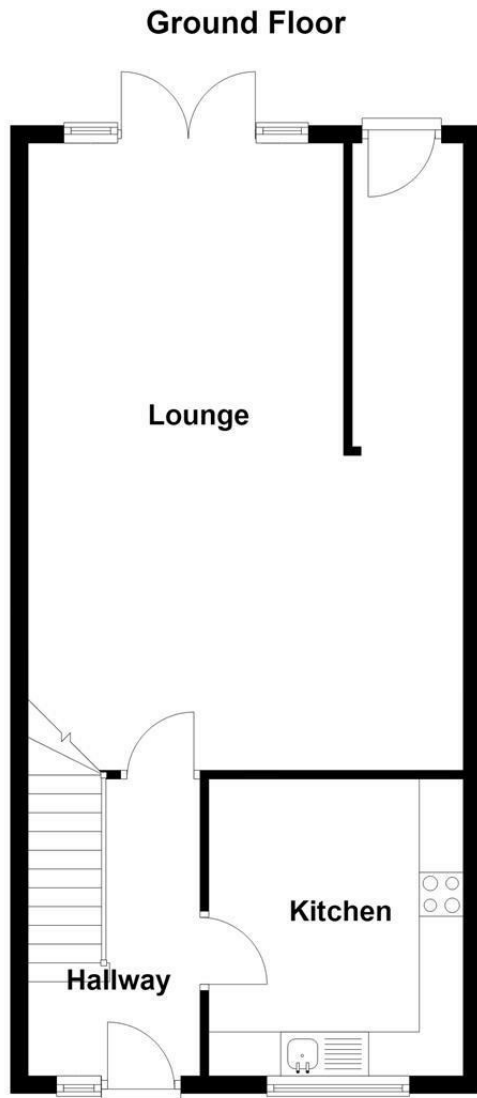
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

## VIEWINGS:

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







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		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

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