



2 Churchfield Terrace, Liversedge, WF15 6LH  
£325,000

bramleys



Bramleys are delighted to welcome to the market this superb period terrace property offering generously sized accommodation over 4 floors. Having many original features, this much loved home offers scope for further upgrading works to suit the buyers individual needs and currently has an accommodation layout comprising: entrance hallway, lounge, dining room, kitchen, lower ground floor utility room, cellar room currently used as a snug/playroom, 3 first floor bedrooms, bathroom and a second floor bedroom with further bathroom. Externally there is off road parking, a garage and gardens. The property has uPVC double glazing and gas fired central heating throughout and would make an excellent purchase for a growing family, positioned close to well regarded schooling along with being in the catchment for Heckmondwike Grammar School and having good transport links. An internal viewing is highly recommend to fully appreciate the space this property has to offer.





## GROUND FLOOR

Enter the property via a composite and decoratively glazed exterior door into the entrance hallway.

### Entrance Hallway

This grand hallway boasts many original features with a decorative ceiling rose, original coving, decorative arch and architraves, dado rail and an original staircase leading to the first floor, there is a central heating radiator and doors accessing all of the ground floor accommodation.

### Lounge

15'1 x 14'1 (4.60m x 4.29m)

A welcoming reception room having a feature living flame gas fire set to a marble fireplace with back and hearth. There is ample natural light from the large uPVC double glazed windows and a central heating radiator along with picture rails, coving and timber flooring.

### Dining Room

14'8 x 6'7 (4.47m x 2.01m)

This second reception room is currently used as a dining room and has a continuation of the timber flooring, a living flame gas fire, picture rail, a central heating radiator and uPVC double glazed French doors accessing the rear.

### Kitchen

10'11 x 7'11 (3.33m x 2.41m)

Fitted with a range of matching base and wall units with wood work surfaces and tiled splashbacks, inset into which is a 1 1/2 bowl stainless steel sink unit with side drainer and mixer tap. Further integrated appliances include a 4 ring gas hob with stainless steel extractor fan over, double oven, wine cooler. Space for 2 under counter appliances. There is a uPVC double glazed window to the rear and a uPVC double glazed exterior door accessing the rear porch. The cellar can be accessed from the kitchen and a door accesses the hallway.





### Rear Porch

Having uPVC double glazed windows and a uPVC double glazed exterior door.

## LOWER GROUND FLOOR

### Utility Room

8'4 x 7'8 (2.54m x 2.34m)

Having a range of fitted cupboards and a working surface. A door accesses the cellar room.

### Cellar Room

13'3 x 13'1 (4.04m x 3.99m)

This cellar room offers a wealth of potential and is currently used as a snug/playroom having a double glazed window.

## FIRST FLOOR

### Landing

A staircase rises to the second floor and doors access the first floor accommodation.

### Bedroom 1

13'11 x 12'5 (4.24m x 3.78m)

Situated to the front of the property with a pleasant outlook, there is a uPVC double glazed window, a central heating radiator, built in robe, picture rail and ceiling coving.

### Bedroom 2

14'9 x 12'5 (4.50m x 3.78m)

The generously sized bedroom is situated to the rear of the property and has ceiling coving and a central heating radiator.

### Bedroom 3

10'5 x 9'0 (3.18m x 2.74m)

This double bedroom is situated to the front of the property and has a uPVC double glazed window and a central heating radiator.

### Bathroom

The family bathroom is also of a good size and is fitted with a 4 piece suite comprising, bath, large shower cubicle, low flush W.C and vanity wash hand basin, The bathroom is also plumbed for a washing machine and has space for a dryer. Having part tiling to the walls, 2 central heating radiators and a uPVC double glazed window.

## SECOND FLOOR

### Landing

Having doors accessing the second floor accommodation a cupboard providing access to useful under eaves storage.

### Bedroom 4

20'4 x 12'5 (6.20m x 3.78m)

Currently used as a bedroom but could offer a variety of different uses, having a central heating radiator, 2 Velux windows and under eaves storage.

### Bathroom

Fitted with a 3 piece suite comprising a panelled bath, pedestal wash hand basin and low flush W.C. There is a central heating radiator and a Velux window.

## OUTSIDE

To the front of the property stone steps lead to the front door and also access a traditional stone patio. The front garden is paved and pebbled with mature plants and has a pleasant outlook. To the rear of the property is a walled patio area



### 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

which a superb place to relax in the summer months, a wrought iron gate accesses the road to the rear where there is an off road parking space, detached garage and a further fenced garden beyond which has been split into to 2 tiers and offers scope for a buyer to landscape to suit individual needs.

### 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:

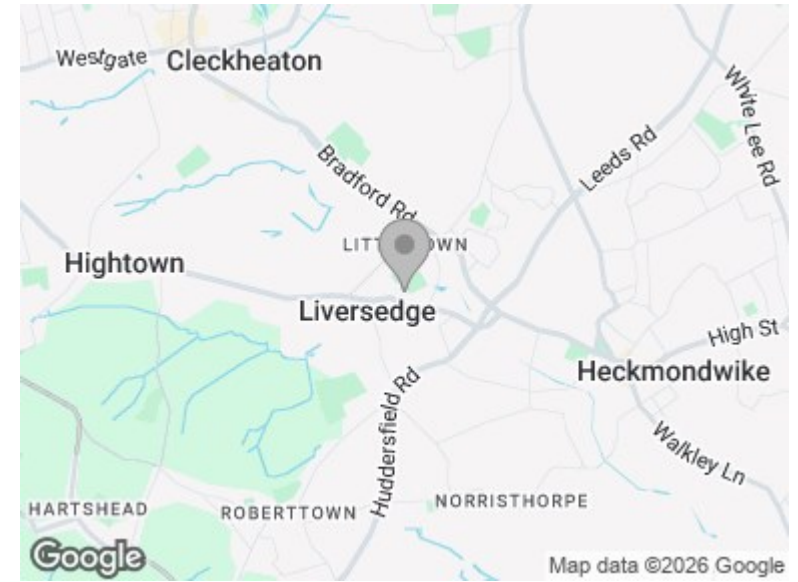
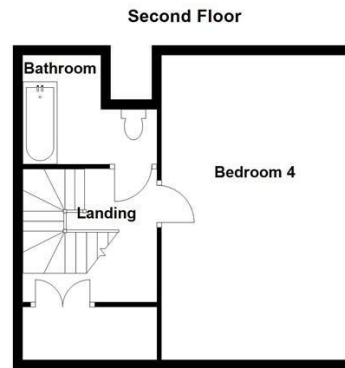
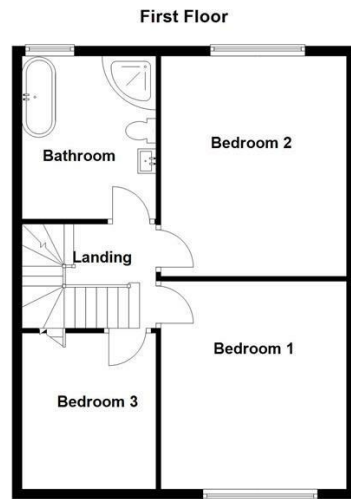
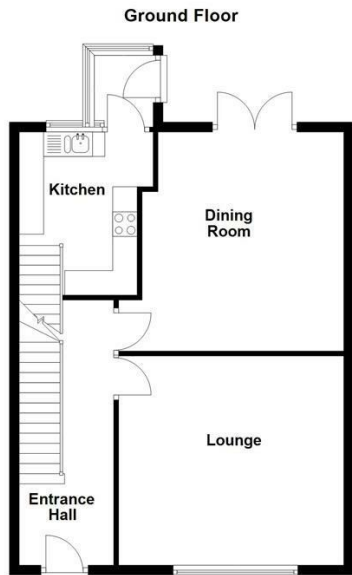
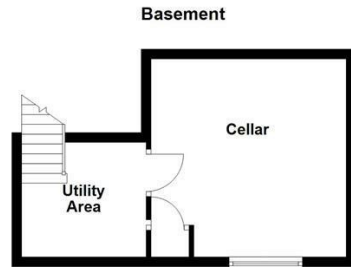
Freehold

### COUNCIL TAX BAND:

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**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>		
(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	