



56 Union Road, Liversedge, WF15 7HU
£165,000

bramleys

Situated in an ever popular location, close to local amenities, is this well presented semi detached house. This well presented family home provides two bedroomed accommodation and features uPVC double glazing, gas central heating system, along with a modern kitchen and bathroom. Having garden areas to both front and rear, along with allocated parking, this would make an ideal first home and an early viewing is strongly recommended.

Energy Rating: D



GROUND FLOOR:

Access via an external door into:-

Lounge

13'6" x 13'5" (4.11m x 4.09m)

This good sized lounge has a central heating radiator and a uPVC double glazed window. To one wall there is a feature fireplace with hearth and inset fire. An open staircase leads to the first floor accommodation.

Kitchen

13'3" x 9'0" (4.04m x 2.74m)

The kitchen is fitted with a good range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. Integrated within the kitchen area is a range of appliances including a four ring hob with extractor and under oven, a fridge freezer and a washing machine. Two uPVC double glazed windows over look the rear, there is a central heating radiator and an exterior door leading out to the rear garden.



FIRST FLOOR

Landing

With access to bedrooms and bathroom.

Bedroom 1

13'4" x 9'5" (4.06m x 2.87m)

A spacious bedroom, located to the front and having a central heating radiator and a uPVC double glazed window.

Bedroom 2

9'5" x 7'5" (2.87m x 2.26m)

Having a built in cupboard, a central heating radiator and a uPVC double glazed window.

Bathroom

Furnished with a shaped bath with shower over, a wall hung wash basin and a WC. There is tiling to the walls, a uPVC double glazed window and a central heating radiator.



OUTSIDE

To the front of the property is a low maintenance garden with outer fencing and gateway. The enclosed rear garden has a decked area with outer balustrading and further low maintenance slate covered section with shed. A gate leads to the allocated parking area.

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 centre of Heckmondwike via Westgate and continue in the direction of Liversedge. After passing Pennine Trophies on the right, turn left into Wormald Street and at the junction turn right into Union Road where the property can be found on the left hand side clearly identified by the Bramleys for sale board.

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.

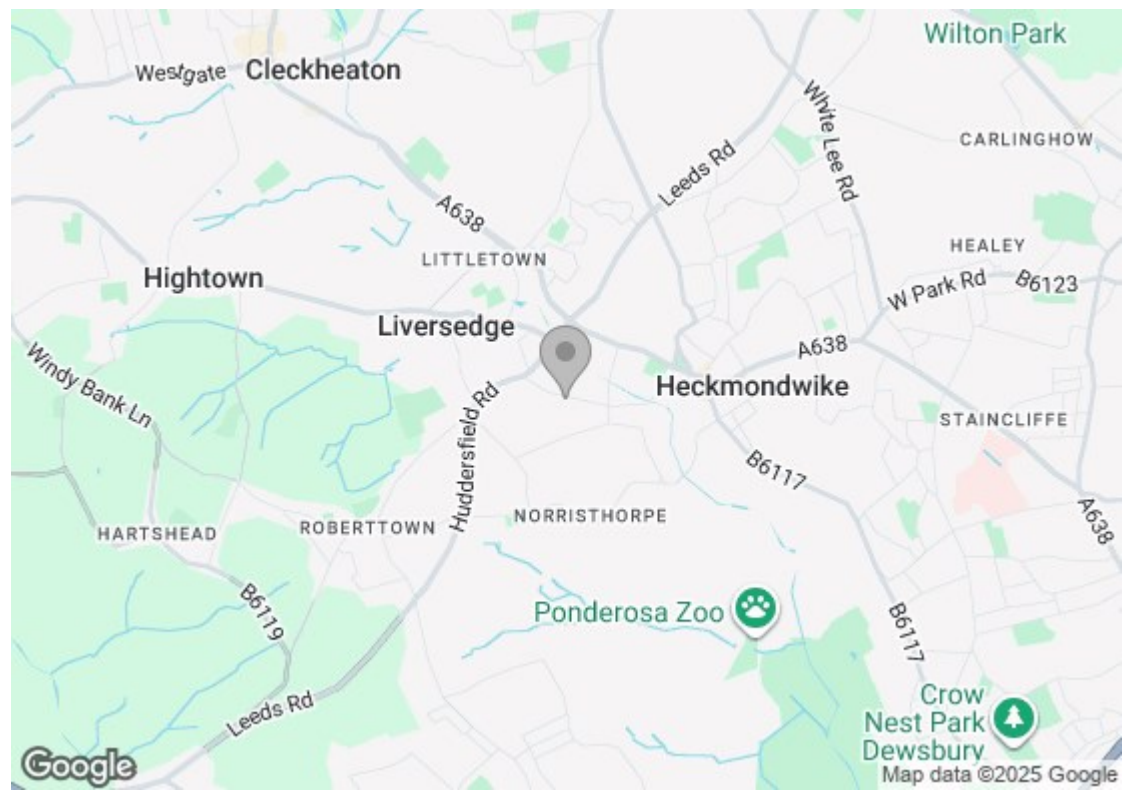
ONLINE CONVEYANCING SERVICES:

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.

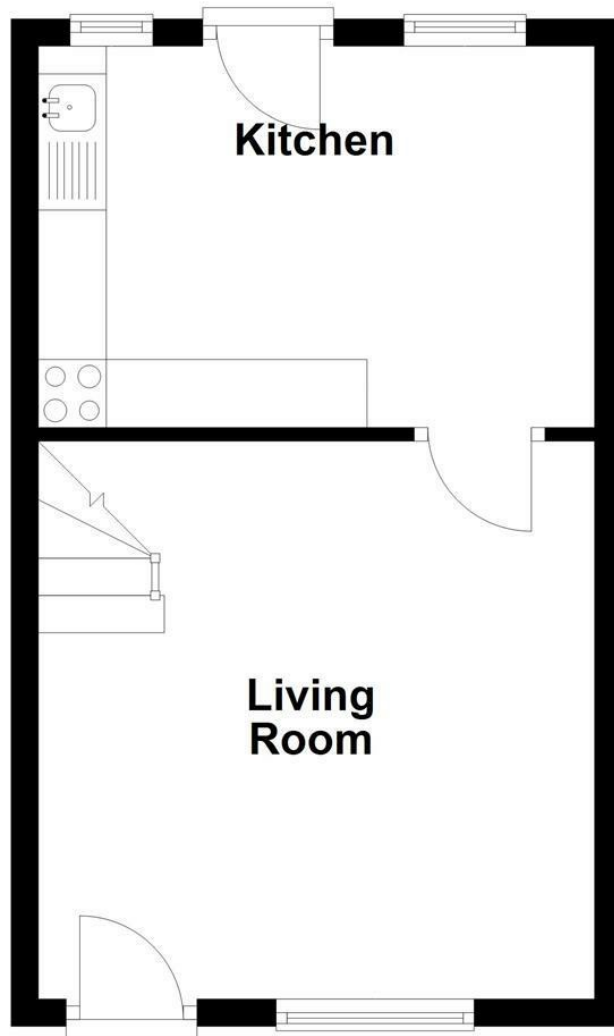
VIEWINGS:

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

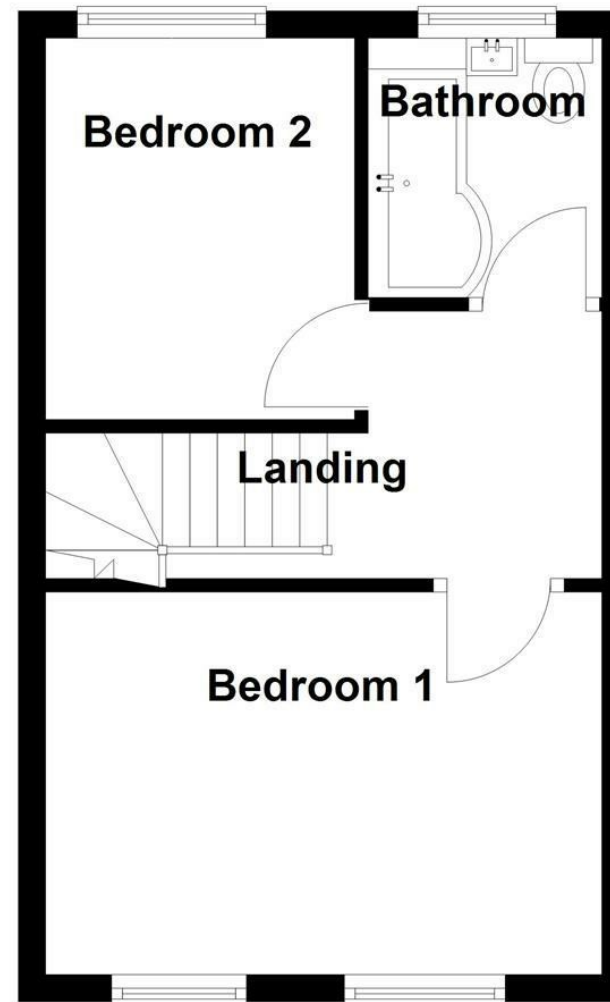




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(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

