



14 Headlands Street, Liversedge, WF15 7DE
Offers Over £110,000

bramleys



Situated in an ever popular location is this good sized, traditional terraced house. Offering two bedroomed accommodation with a lounge, separate kitchen, cellar area, two first floor bedrooms and house bathroom, this would make an ideal first time home. Featuring uPVC double glazing, an early viewing is strongly to appreciate the potential this property has to offer. Located within easy reach of local amenities, well regarded schooling and major road and rail links.



GROUND FLOOR

Lounge

15'9" x 14'1" (4.80m x 4.29m)

Accessed via a front uPVC door, this good sized lounge has a has a uPVC double glazed window to the front and a door into the kitchen. To one wall is an inset fire with timber mantel over and a door opens into the staircase.

Kitchen

17'2" x 5'1" (5.23m x 1.55m)

Fitted with a range of wall and base units with work surfaces and inset sink unit with mixer tap and drainer. There is space for a cooker, along with plumbing for an automatic washing machine. A uPVC window looks over the front and a door provides access to the useful storage cellar.

FIRST FLOOR

Leading to bedrooms and bathroom.



Bedroom

17'2" x 11'3" (5.23m x 3.43m)

The spacious main bedroom has a uPVC window and built in wardrobe storage with cupboards over and dressing table area.

Bedroom

14'8" x 5'10" (4.47m x 1.78m)

Having a uPVC window and built in wardrobe storage space.

Bathroom

Furnished with a 3 piece suite comprising of a panelled bath, a wash basin and a WC. There is some tiling to the walls and a uPVC window.

OUTSIDE

The property is street lined to the front with hanging space and on street parking opportunities.





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.

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

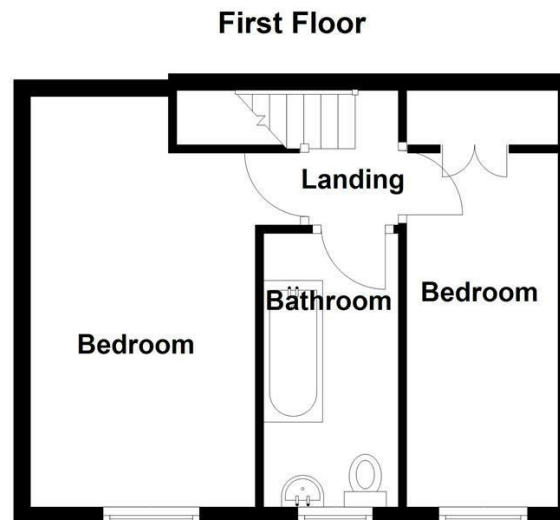
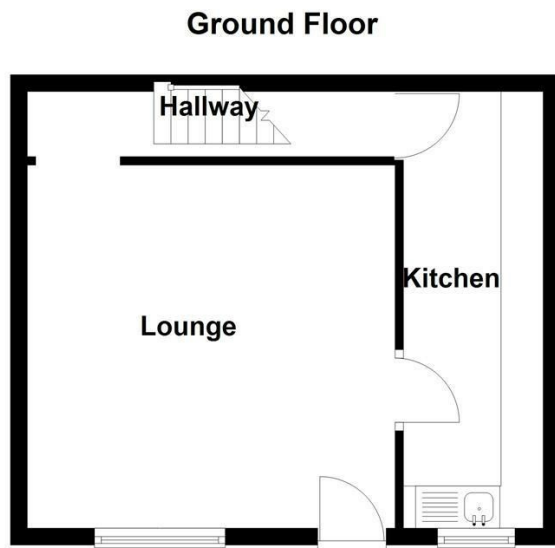
MORTGAGES:

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:







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

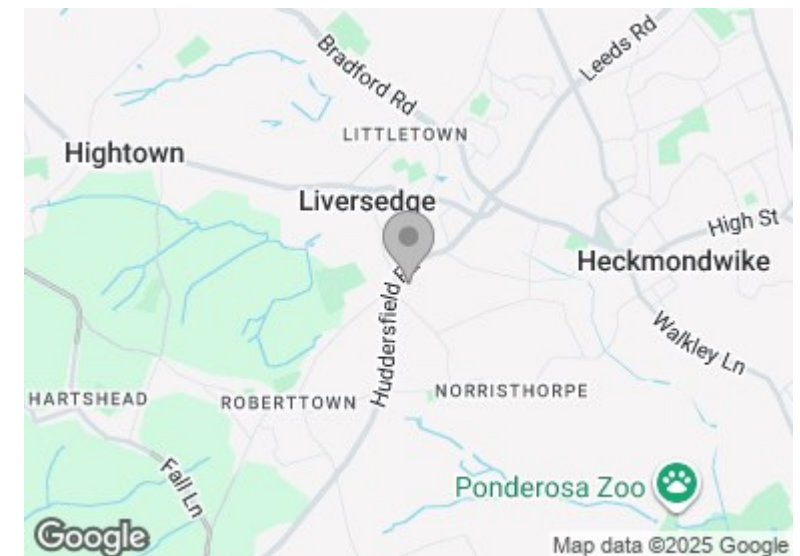
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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