



26 Meadow Drive, Liversedge, WF15 7QF  
Offers In The Region Of £315,000

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**\*\*UNEXPECTLEY BACK ON THE MARKET\*\***

An early viewing is strongly recommend to appreciate this beautifully presented semi detached house. The spacious and versatile accommodation offers 3/4 bedrooms and has a fantastic ground floor living area by way of an extended family/dining room which is open plan to the modern kitchen and has a set of doors opening into the lounge, which creates a superb entertaining space.

The property has undergone a program of updating works over recent years and has quality fixtures and fittings throughout, with no expense being spared to create this ideal family home, including a modern ground floor cloakroom/WC and modern 4 piece bathroom.

Located on a good sized plot with an enclosed, private rear garden, the property also has ample off road parking by way of a parking apron to the front, side driveway and garage. The property is also conveniently positioned for access to local amenities, well regarded schooling and major road and rail links. An internal viewing is highly recommended to appreciate the quality, space and position that this family home provides.









## GROUND FLOOR

### Entrance Hall

Accessed via a side uPVC door and having a central heating radiator and built-in cupboard space with plumbing for a washing machine. Stairs lead to the first floor accommodation.

### Sitting Room/Bedroom 4

11'9" x 10'1" (3.35m'2.74m" x 3.05m'0.30m")

A versatile room, located to the front, having a central hearing radiator and uPVC window.

### Lounge

17'3" x 12'3" (5.18m'0.91m" x 3.66m'0.91m")

A well presented and spacious lounge, with a uPVC window and a central heating radiator. Recessed to one wall is a stove style fire set on a hearth, with a feature timber mantel over. A set of sliding doors open into the dining area.



### Kitchen

13'7" x 12'8" max (4.14m x 3.86m max)

This modern and good sized kitchen is fitted with a comprehensive range of wall and base units with complimentary work surfaces with upstands and inset sink unit with drainer. Integrated within the kitchen are numerous appliances including two ovens, a five ring hob with extractor hood over, a dishwasher and a fridge freezer. A uPVC window overlooks the rear garden and the kitchen has open access into the extended dining/family area.

### Dining/Family Area

15'1" x 8'8" (4.60m x 2.64m)

Fitted with a panel radiator and a skylight window, making this a lovely light room with French door leading out to the rear and herringbone style flooring which extends into the kitchen.

### Cloakroom/WC

A modern and useful addition to this family home. Fitted with a WC and a wash basin set within a vanity storage unit. there is some wall tiling, a side uPVC window and a panel radiator.



## FIRST FLOOR

### Landing

With access to bedrooms and bathroom.

### Bedroom1

11'9" x 10'3" (3.35m'2.74m" x 3.05m'0.91m")

The well presented master bedroom overlooks the front and has a fitted wardrobes to one wall, a radiator and a uPVC window.

### Bedroom 2

13'1" x 7'0" (3.96m'0.30m" x 2.13m'0.00m")

Enjoying views over the rear garden and having a radiator, a uPVC window and an inbuilt store cupboard.

### Bedroom 3

9'4" x 8'7" (2.74m'1.22m" x 2.44m'2.13m")

Again located to the rear and having a radiator and a uPVC window.

### Bathroom

This good sized contemporary bathroom is furnished with a walk-in double shower, a bath, WC and a wash basin. There is complimentary tiling, a uPVC window and a radiator.

## OUTSIDE

To the front of the property is an ample off road parking facilities by way of a drive which extends to the side. The drive leads to useable garage which has been re roofed and has an up and over door, a uPVC window and a side access door. The pleasant rear garden is enclosed and has a spacious lawned area, along with a further relaxing decked seating space.

## 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 Mirfield via Huddersfield Road travelling towards Ravensthorpe and take an immediate left turning into Knowl Road. Continue up Knowl Road as it becomes Water Royd Lane and in turn Old Bank Road. At the conclusion of Old Bank Road, take a left hand turning onto Sunny

Bank Road. Continue to the traffic lights and proceed straight ahead through the lights onto Child Lane. Take the third left hand turning onto Meadow Drive where the property can be found on the right hand side.

## TENURE:

Freehold

## COUNCIL TAX BAND:

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## 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.

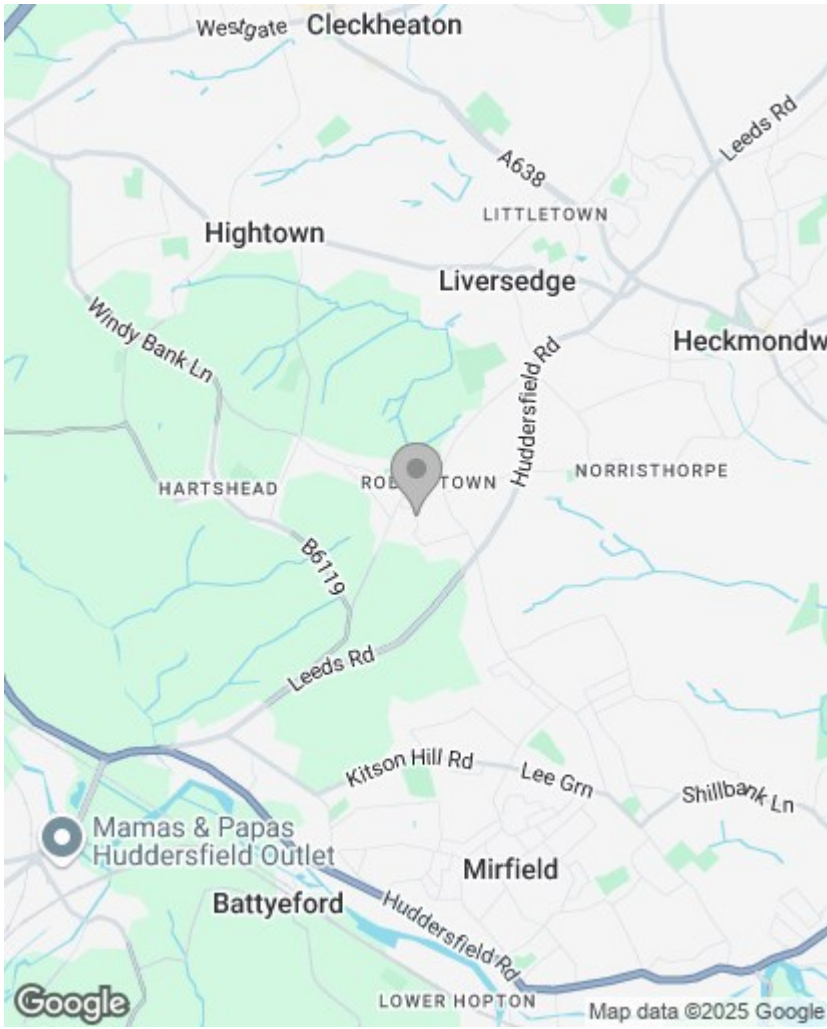
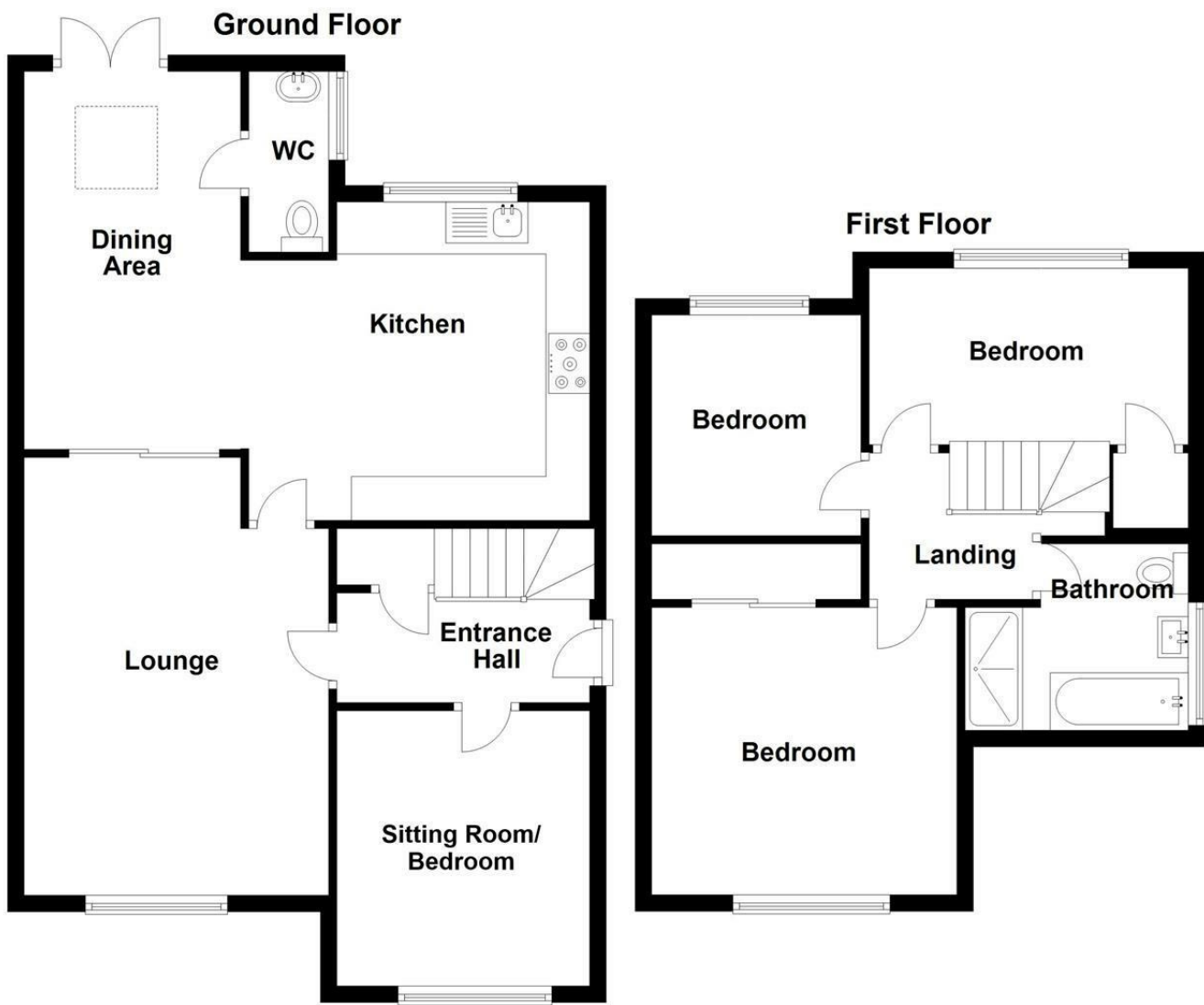










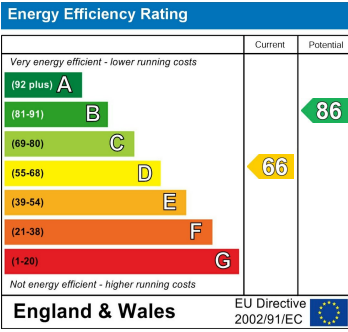


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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