



102 Huddersfield Road, Liversedge, WF15 7NX  
Offers Over £170,000

bramleys

Bramleys are pleased to offer for sale this traditional cottage style terraced property. Located in an ever popular residential area, the accommodation is well presented throughout and will make an ideal first time home. Boasting uPVC double glazing, gas central heating system and having modern kitchen and bathroom fitments, this property really must be viewed to be appreciated. The property offers two double bedrooms and has spacious living space plus a useful utility basement. Externally there are gardens to both front and rear, along with an additional plot providing off road parking for numerous vehicles. Located within easy reach of local amenities, well regarded schooling and major road and rail links. An early viewing is strongly recommended.



## GROUND FLOOR

### Entrance Vestibule

Accessed via a front exterior door and having a further door into the Lounge.

### Lounge

14'8" x 14'7" (4.47m x 4.45m)

A good sized and well presented lounge overlooking the front of the property, and having a uPVC window and a central heating radiator. To one wall is a feature fireplace with hearth and inset fire and timber flooring completes this room.

### Inner Lobby

With staircase to the first floor accommodation.

### Dining Kitchen

14'2" x 10'10" (4.32m x 3.30m)

This contemporary kitchen has been recently refitted with a modern range of wall and base units with work surfaces and inset sink unit with mixer tap and drainer. There is space for a range style cooker and an integrated dishwasher. A door leads to the basement and there is a central heating radiator and a uPVC window overlooks the rear. An exterior door leads out to the rear garden.

## LOWER GROUND FLOOR

### Basement

13'0" x 10'2" (3.96m x 3.10m)

This spacious basement provides useful storage space and is currently used as utility space with plumbing for a washing machine.



## FIRST FLOOR

### Landing

With access to a boarded loft space, with pull down ladder.

### Bedroom 1

14'4" x 12'0" (4.37m x 3.66m)

A most spacious master bedroom, overlooking the front and having a uPVC window and a central heating radiator.

### Bedroom 2

10'2" x 9'5" (3.10m x 2.87m)

With built in storage, a uPVC window to the rear and a central heating radiator.

### Bathroom

A modern bathroom furnished with a white 3 piece suite comprising of bath with shower over, a wash basin and a WC. There is tiling to the walls, a uPVC window and a central heating radiator.

## OUTSIDE

To the front of the property is a low maintenance garden with outer walling, gateway and path to the front door. To the rear is a paved enclosed garden with a useful outer store. The property has additional land providing ample parking space and or additional garden.

## 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:**

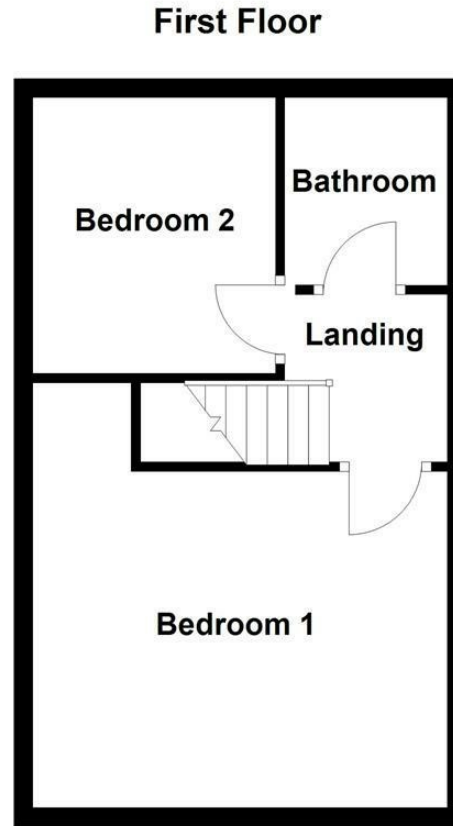
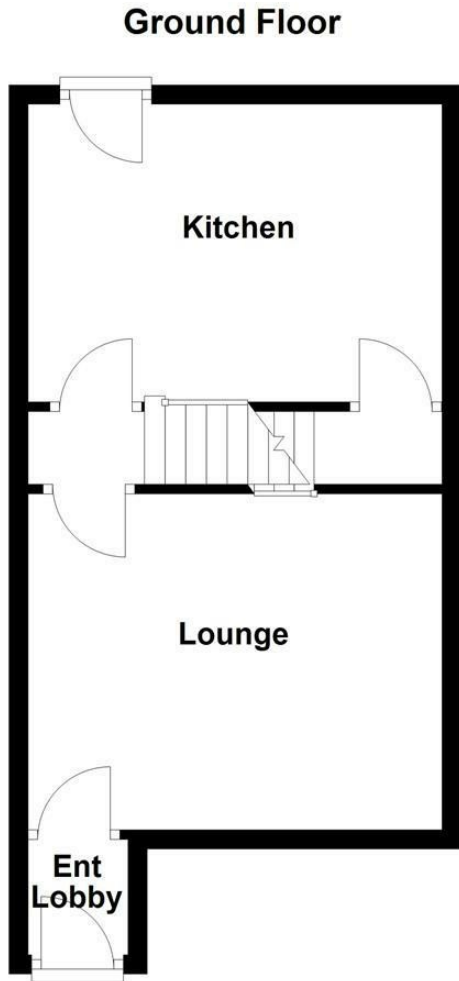
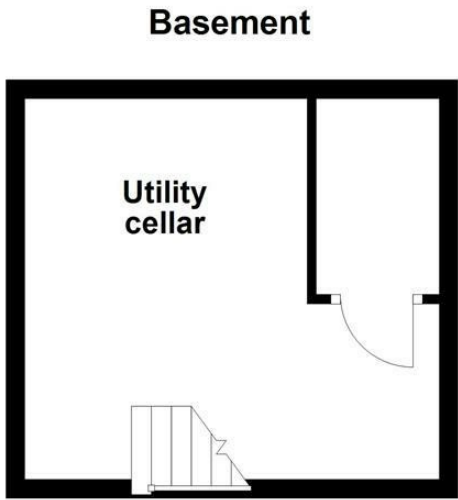
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

**VIEWINGS:**

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







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			
		70	80
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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