



1. Vicar Street, Liversedge, WF15 6DX  
Offers Over £140,000

bramleys





Offered for sale with no onward chain is this traditional end terraced house. Situated in a popular residential location and offering spacious accommodation arranged over three levels. Featuring double glazing and gas central heating system along with garden and off road parking space.

The property has recently been refurbished and benefits from being fully re-decorated, new window on the gable end, new flooring in the lounge, a new front door, the property has also been re-wired throughout, new boiler, new shower unit and the roof was replaced around 6 years ago.

Located within easy reach of local amenities, well regarded schooling and major road links, an early viewing is encouraged to appreciate this ideal first time home.



## GROUND FLOOR

### Entrance Vestibule

Accessed via a front exterior door and having a central heating radiator and stairs to the first floor.

### Lounge

16'7" x 13'2" (5.05m x 4.01m)

Having a double glazed window to the front, a central heating radiator and a fireplace to one wall.

### Lobby

With a wall mounted central heating radiator and stairs down to the kitchen.

## LOWER GROUND FLOOR

## Kitchen

16'0" x 14'2" (4.88m x 4.32m)

A spacious room fitted with a range of wall and base units with work surfaces, tiled splashbacks and inset sink unit. Integrated within the kitchen is a four ring hob and there is plumbing for a washing machine. An external door leads out to the front and there is a window. A further door leads to a useful good sized walk in storage cupboard.

## FIRST FLOOR

### Bedroom 1

16'5" x 10'8" (5.00m x 3.25m)

A good sized room with a window to the front, a central heating radiator and a fireplace to one wall.

### Bedroom 2

8'6" x 8'3" (2.59m x 2.51m)

Having built in store cupboards, a window and a central heating radiator.





### Shower Room

Furnished with a walk in shower, a wash basin and a WC. There is some wall tiling, a window and a ladder style radiator.

### OUTSIDE

To the front of the property is a pebbled parking area with garden beyond.

### 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:

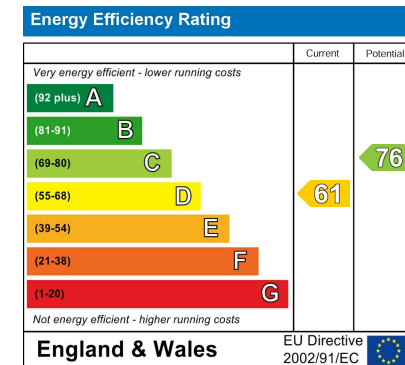
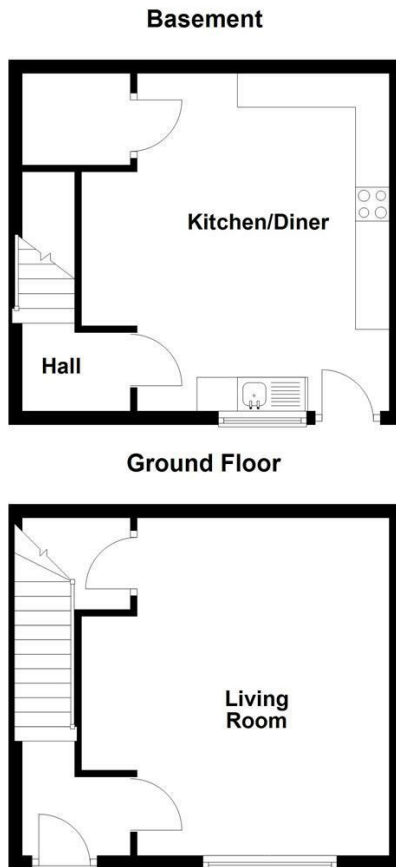
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.











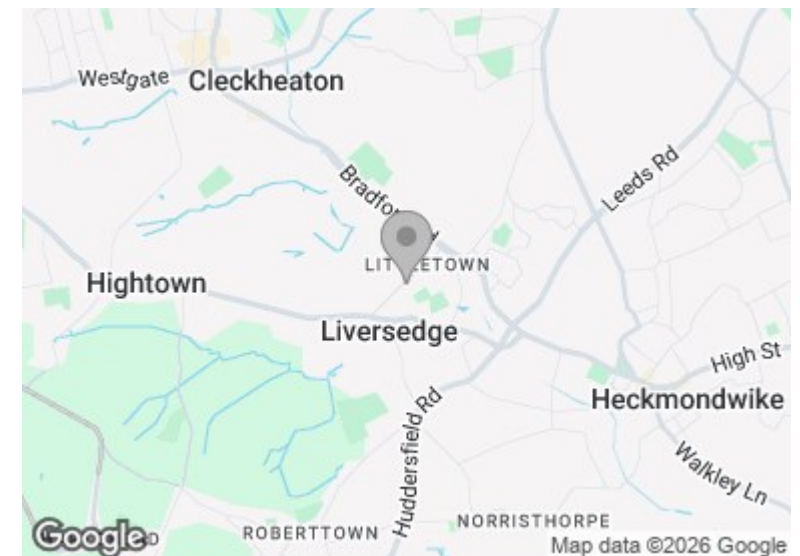
#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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