



55 Lumb Lane, Liversedge, WF15 7NB
Offers Over £199,950

bramleys

Offered for sale with no onward chain is this well presented two bedrooomed semi detached house. Situated on an extensive plot the property is offered for sale with planning permission for an adjoining 3 bedrooomed dwelling with plans and permissions available (application number 2023/62/91035/E). Featuring uPVC double glazing, gas central heating system and modern kitchen and bathroom fitments along with two double bedrooms. Located within an ever popular location with local amenities, well regarded schooling and major road and rail links. An early viewing is strongly recommended to appreciate the potential and opportunity available.





Entrance:

Having a staircase to the first floor landing and a central heating radiator.

Living Room:

14'8" x 10'8" (4.47 x 3.25)

Located to the front and having a uPVC double glazed window and a central heating radiator

Kitchen:

18'2" x 7'11" (5.54 x 2.41)

Fitted with a modern range of wall and base units with laminated working surface along with an inset stainless steel sink unit with mixer tap and drainer. Integrated within the kitchen are a range of integrated appliances including a four ring gas hob with cooker hood and electric oven beneath, an integrated dishwasher, and an integrated fridge freezer. A useful understairs store cupboard also houses the combination boiler and a uPVC double glazed exterior door leads out to the side. A uPVC double glazed window overlooks the rear and uPVC French doors lead out to the garden.



First floor landing

Having a uPVC double glazed window and a useful storage cupboard

Bedroom One:

14'10" x 9'8" (4.52 x 2.95)

Overlooking the front via a uPVC double glazed window, and having a central heating radiator and a store cupboard.

Bedroom Two:

11'6" x 9'7" (3.51 x 2.92)

Another good sized double bedroom enjoying views over the rear garden, and having a double glazed window and a central heating radiator.

Bathroom:

Furnished with a 3 piece white suite incorporating a panelled bath with electric shower over,. There is some tiling to the walls, a central heating radiator and a uPVC double glazed window.





Outside:

Situated on a good sized plot the property has gardens to front side and rear. There is a lawned front garden, along with a spacious side area providing ample off road parking facilities. To the rear is a paved patio with extensive lawned 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:

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.



To: J A Oldroyd & Sons Ltd
The Barn
3, Primrose Lane
Hightown
Liversedge
WF15 6NS

For: L BARBER

In pursuance of its powers under the above-mentioned Act and Order the KIRKLEES COUNCIL (hereinafter called "The Council") as Local Planning Authority hereby permits:-

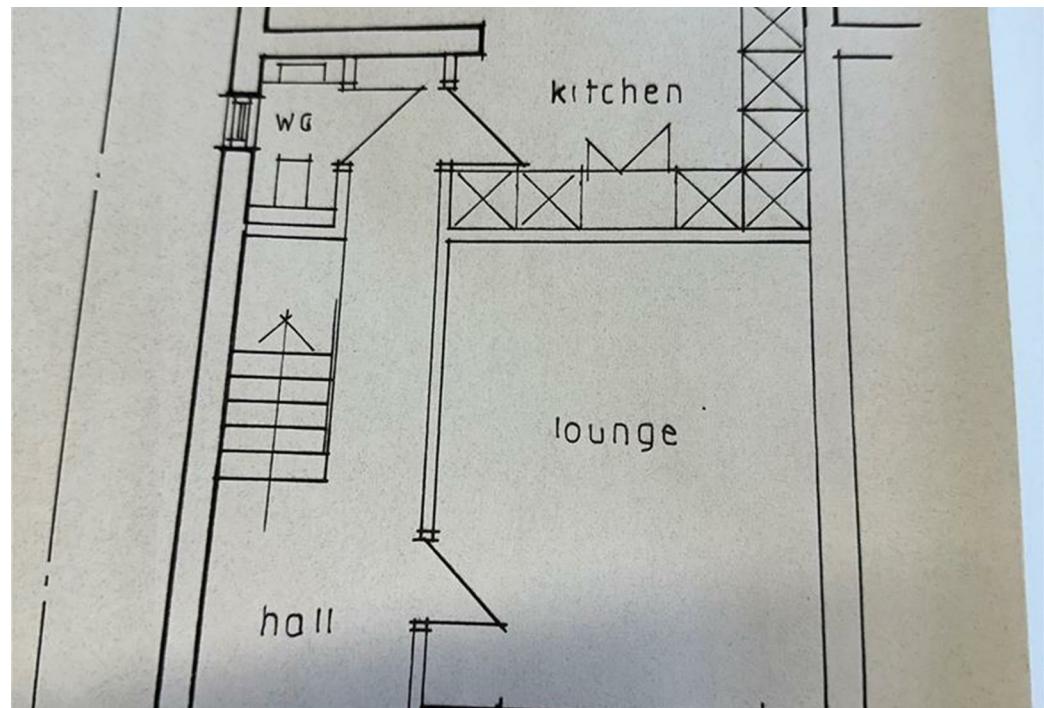
ERECTION OF ATTACHED DWELLING AND FORMATION OF NEW ACCESS AND DROPPED KERB

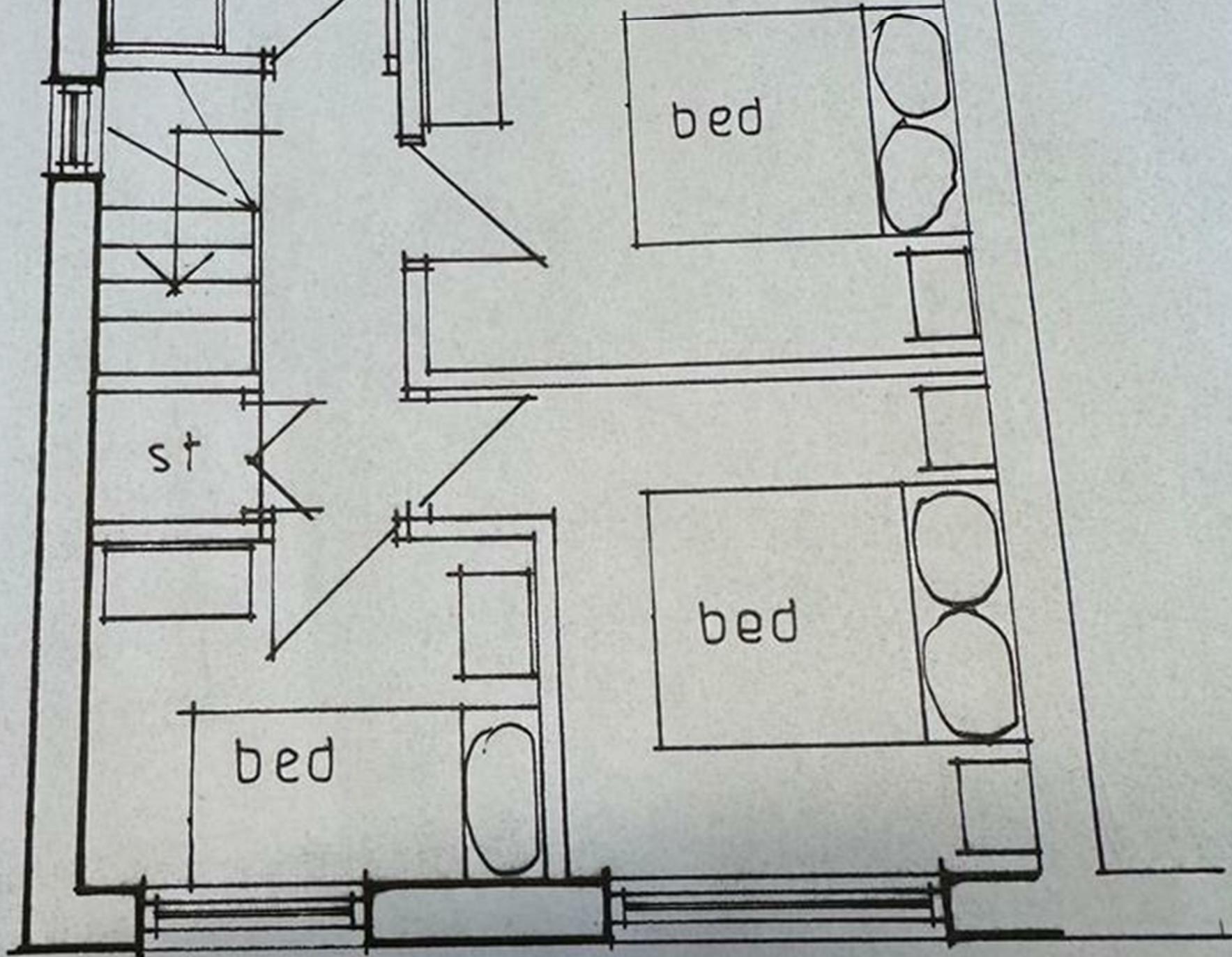
At: ADJ, 55, LUMB LANE, ROBERTTOWN, LIVERSEDGE, WF15 7NB

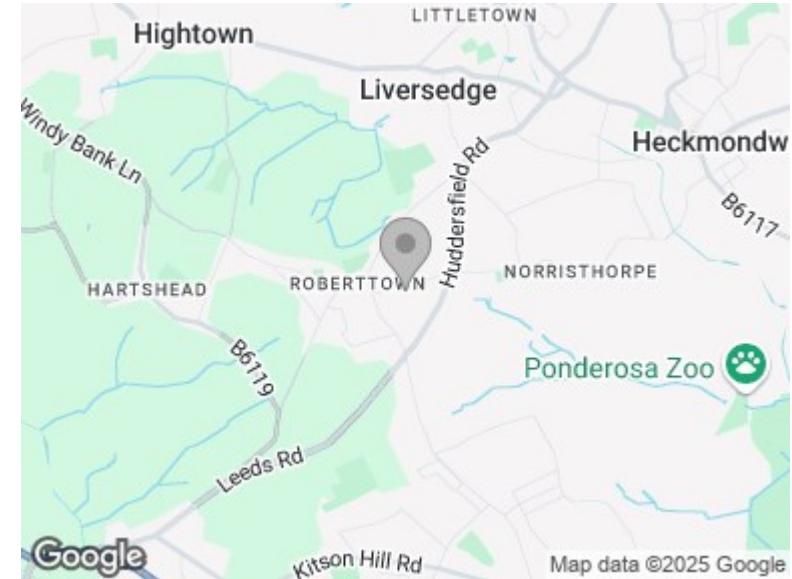
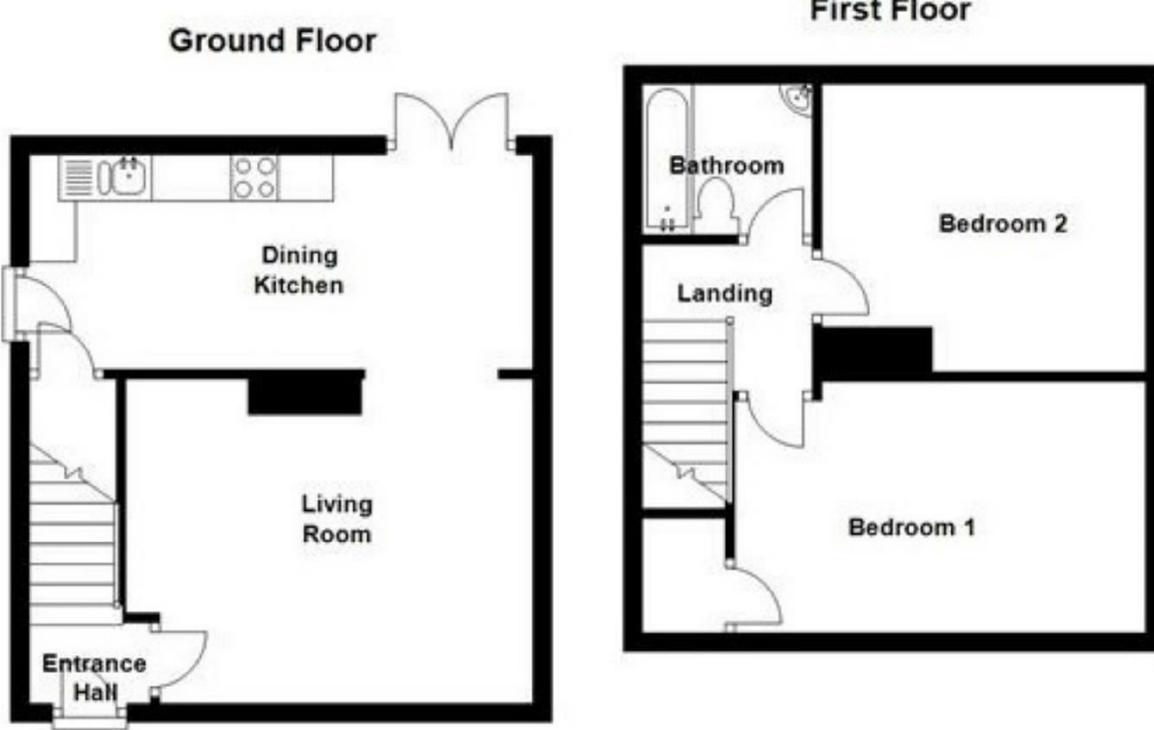
In accordance with the plan(s) and applications submitted to the Council on 21-Apr-2023, subject to the condition(s) specified hereunder:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990







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)	A	86
(81-91)	B	
(69-80)	C	69
(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

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