



247 Bradford Road, Liversedge, WF15 6EQ  
Offers In The Region Of £180,000

bramleys



Offered for sale with no vendor chain is this well proportioned 3 bedroom semi-detached property situated on a good sized plot. Offering uPVC double glazing throughout and with an accommodation layout comprising entrance hallway, lounge, dining kitchen, 3 first floor bedrooms and modern shower room. This property would make an ideal purchase for first time buyers or young and growing family looking for a property that they can put their own stamp on from the outset and is situated in a popular locality within walking distance to well regarded schooling, public transport network and Cleckheaton town centre and offers excellent commuter links to nearby towns and cities. An internal viewing is highly recommended to fully appreciate the potential this property has to offer.



## GROUND FLOOR:-

Enter the property via a uPVC double glazed exterior door into:-

### Entrance Hallway

Where there is a uPVC double glazed window to the side elevation, independent gas heater, a staircase rising to the first floor and doors accessing the ground floor accommodation.

### Lounge

12'4" x 12'3" (3.76m x 3.73m)

Situated to the front of the property and having an abundance of natural light by way of the uPVC double glazed window together with a gas fire set to a stone surround with back and hearth.

### Dining Kitchen

18'9" x 9'2" (5.72m x 2.79m)

Formerly 2 rooms, this open plan design has a range of fitted base and wall units to the kitchen area with laminated working surfaces and tiled splashbacks inset into which is a 1.5 bowl sink unit with side drainer and mixer tap. There is also a free standing cooker, space and plumbing for a washing machine, a useful under stair storage cupboard, a uPVC double glazed window to the rear elevation and a uPVC double glazed exterior door accessing the rear. To the dining area is a wall mounted gas fire and a uPVC double glazed window overlooking the rear garden.

## FIRST FLOOR:-

### Landing

There is loft access point, a useful storage cupboard and uPVC double glazed window to the side elevation.

### Bedroom 1

14'0" x 10'7" (4.27m x 3.23m)

This master bedroom has a range of fitted wardrobes to one wall which allows for ample hanging and storage space, a wall mounted gas fire and a uPVC double glazed window to the front elevation.

### Bedroom 2

11'2" x 8'6" (3.40m x 2.59m)

There is a built-in storage cupboard and a uPVC double glazed window to the rear elevation.

### Bedroom 3

8'7" x 8'2" (2.62m x 2.49m)

A third bedroom of double proportions situated to the front of the property and having a wall mounted gas fire and a uPVC double glazed window to the front elevation.



Shower Room

This modern shower room has been fitted recently and has aqua panelling to the walls with a walk-in shower with glass shower screen and there is an encased low flush WC set to a vanity unit with wash hand basin and useful storage cupboards. There is ample natural light by way of 2 uPVC double glazed windows to both the rear and side elevations and there is an electric towel radiator.

OUTSIDE:-

Paved stairs lead to the front garden which is predominantly laid to paving with mature planted borders. Access can be gained to the front of the property from here. To the side of the property, a paved pathway leads to 2 outhouses which are ideal for storage and continues to the rear of the property where there is a large paved patio area and lawn which is fenced for privacy and security.

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.

003 TENURE:

Freehold

COUNCIL TAX BAND:

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.

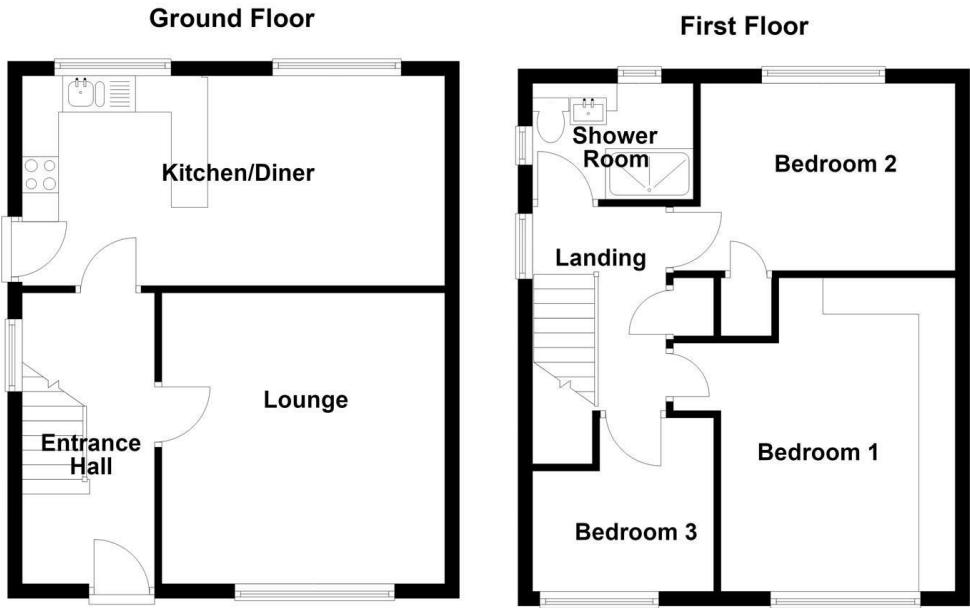
ONLINE CONVEYANCING SERVICES:

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.

VIEWINGS:

Please call our office to book a viewing:-

Mirfield Properties: 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 |         |           |
| (112 plus) <b>A</b>                         |         |           |
| (81-111) <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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |