



243 Huddersfield Road, Liversedge, WF15 7PP

£210,000

bramleys



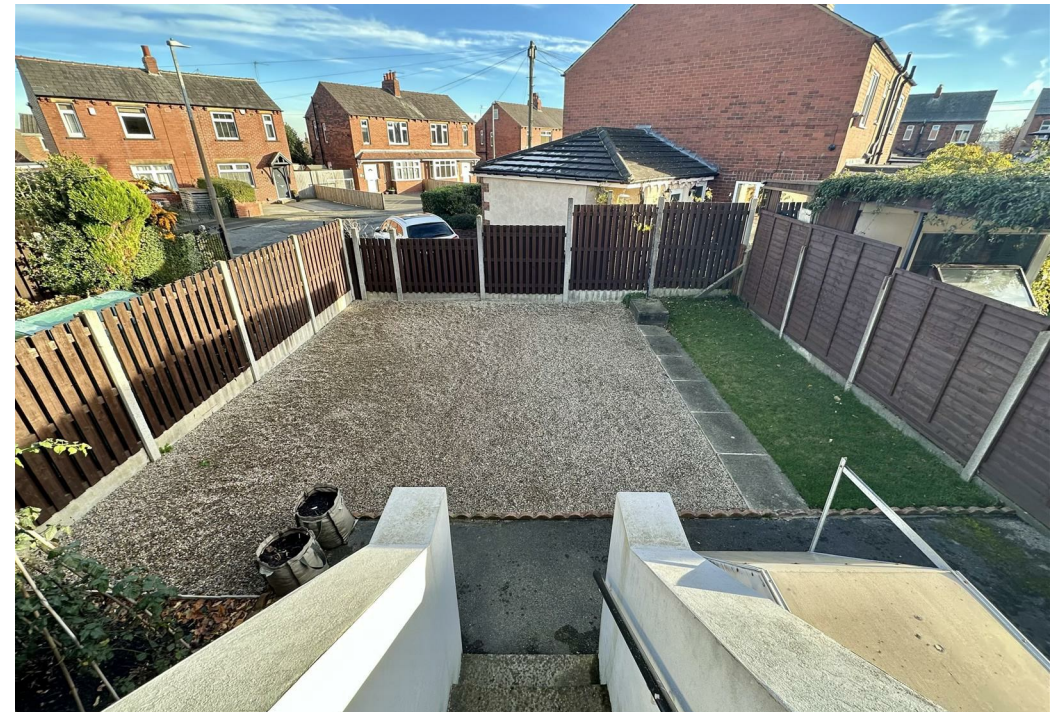
NO UPPER CHAIN - IDEAL FAMILY HOME - OFF ROAD PARKING - ENCLOSED REAR GARDEN

Offered for sale with no upward chain, is this traditional 3 bedroom semi-detached property.

Featuring uPVC double glazing, a gas fired central heating system and accommodation comprising:- entrance hall, lounge, dining kitchen, rear porch, first floor landing, 3 bedrooms and bathroom.

The property also has the added benefit of external access to a basement storage space, which has power/light points and a uPVC window.

Situated in an ever popular location with well regarded local schooling, amenities and major road and rail links nearby. The property would make an ideal family home and an internal viewing is strongly recommended.



## GROUND FLOOR:

Enter the property through an external door into:-

### Entrance Hall

With slate flooring, a central heating radiator and staircase rising to the first floor.

### Lounge

11'6" x 11'1" (3.51m x 3.38m)

Located to the front of the property, having a walk-in uPVC bay window, a central heating radiator and herringbone flooring.

### Dining Kitchen

14'6" x 12'7" (4.42m x 3.84m)

This spacious dining kitchen is fitted with a range of base units, with working surfaces, tiled splashbacks and an inset 4 ring hob. There is also a fireplace with feature stove effect fire, central heating radiator, alcove storage cupboards and a uPVC double glazed bay window provides views over the rear garden. A door gives access to a useful and spacious storage cupboard.

### Rear Porch

With an exterior door providing access to the rear.

## FIRST FLOOR:

### Landing

With a uPVC double glazed window to the side elevation.

### Bedroom 1

11'0" x 10'11" (3.35m x 3.33m)

A good sized double bedroom which is positioned to the front of the property. Fitted with a uPVC double glazed window and a central heating radiator.

### Bedroom 2

10'11" x 9'10" (3.33m x 3.00m)

Positioned to the rear of the property, this room has a range of built-in furniture including wardrobes and drawers. A uPVC double glazed window provides views over the rear garden.

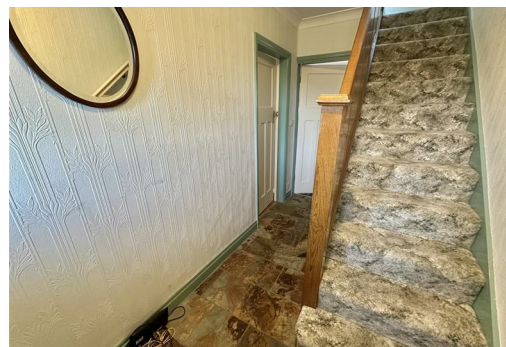
### Bedroom 3

7'7" x 5'8" (2.31m x 1.73m)

With a uPVC double glazed window to the front elevation and a central heating radiator.

### Bathroom

Furnished with a 3 piece suite comprising of a walk-in bath with overhead shower, pedestal wash hand basin and WC. There is some tiling to the wall areas, along with a ladder style radiator and a uPVC double glazed window.



## OUTSIDE:

To the front of the property there is a low maintenance garden area with shared driveway, which leads down the side of the property and provides ample off road parking. The rear garden is enclosed, low maintenance and has timber fenced boundaries. An external access leads to a basement storage area.

## Basement Store Room

9'7" x 9'3" (2.92m x 2.82m)

With a uPVC double glazed window, power/light and plumbing for a washing machine.

## 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 in the direction of Dewsbury, turning left into Knowl Road. Continue along Knowl Road into Water Royd Lane and furthermore Old Bank Road. At the T-junction turn left into Sunnybank Road and upon its conclusion with the traffic lights, turn right into Huddersfield Road. The property will be found on the right hand side, clearly identified by the Bramleys for sale board.

## TENURE:

Freehold

## COUNCIL TAX BAND:

B

## MORTGAGES:

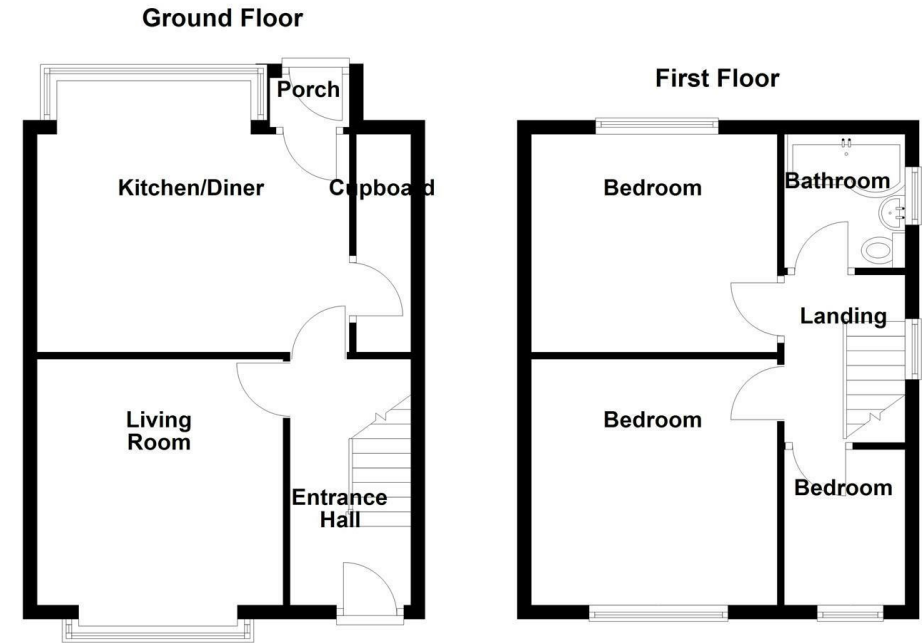
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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.

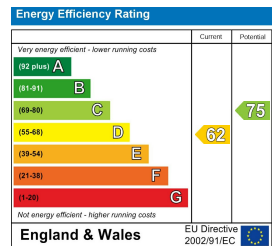


## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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