



28 Roberttown Lane, Liversedge, WF15 7LX
Offers Over £220,000

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Situated in a popular residential area is this well presented semi-detached house. Available with no onward chain, the property is located on a good sized plot with extension opportunities, subject to necessary consents. The 2 bedroomed accommodation boasts modern kitchen and bathroom fitments and has a conservatory extension to the rear. Externally, there are good sized gated gardens to front and rear, along with ample off road parking facilities. Local amenities and well regarded schooling are available nearby, along with easy access to major road and rail links. An early viewing is strongly encouraged to appreciate this ideal first time home.



GROUND FLOOR

Enter the property via a side composite exterior door into:-

Entrance Vestibule

Where there are stairs elevating to the first floor accommodation.

Lounge

13'7" x 10'1" (4.14m x 3.07m)

Overlooking the front of the property, this pleasant lounge has a timber mantel to one wall with open fire space under. A walk-in uPVC bay window provides ample natural light and there is a central heating radiator.

Kitchen

14'3" x 13'3" max (4.34m x 4.04m max)

This modern kitchen is fitted with a good range of units with drawers, work surfaces and inset sink unit with mixer tap and drainer. There is a breakfast seating area and a range of integrated appliances including a range style cooker with 5 ring hob, a fridge and freezer plus space for a washing machine. Open access leads into the conservatory.

Conservatory

11'2" x 10'1" (3.40m x 3.07m)

A spacious conservatory with a central heating radiator and double doors out to the rear garden.

FIRST FLOOR

Landing

With access to bedrooms and bathrooms.

Bedroom 1

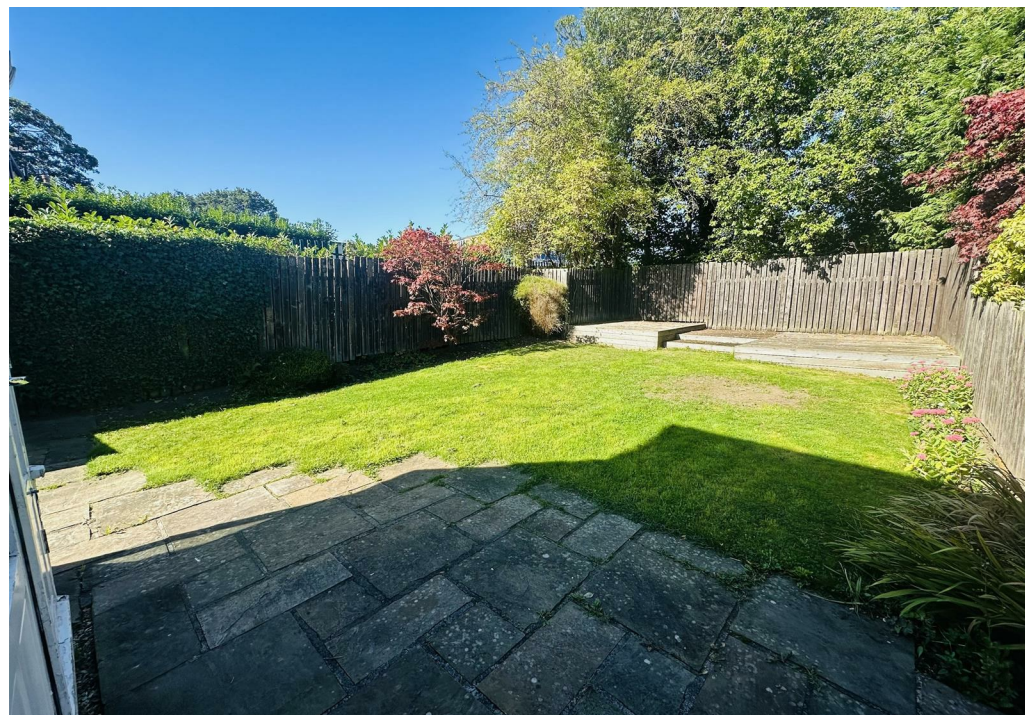
11'4" x 10'5" (3.45m x 3.18m)

Having a walk in uPVC bay window overlooking the front and a central heating radiator. To one wall is a range of built-in modern wardrobes with sliding doors.

Bedroom 2

10'4" x 9'8" (3.15m x 2.95m)

Overlooking the rear via a uPVC window and having a central heating radiator and a built-in wardrobe.



Bathroom

A modern bathroom furnished with a white suite comprising a panelled bath with shower over, a wash basin and a central flush WC. There is tiling to the walls, a ladder style radiator and a uPVC window.

OUTSIDE

Located on a good sized plot with a gated low maintenance front garden which extends to the side, providing ample off road parking facilities. There is a spacious side area, ideal for extension opportunities subject to necessary consents and has a gate through to the rear. The impressive enclosed rear garden has a large lawned section with decked section 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:

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.

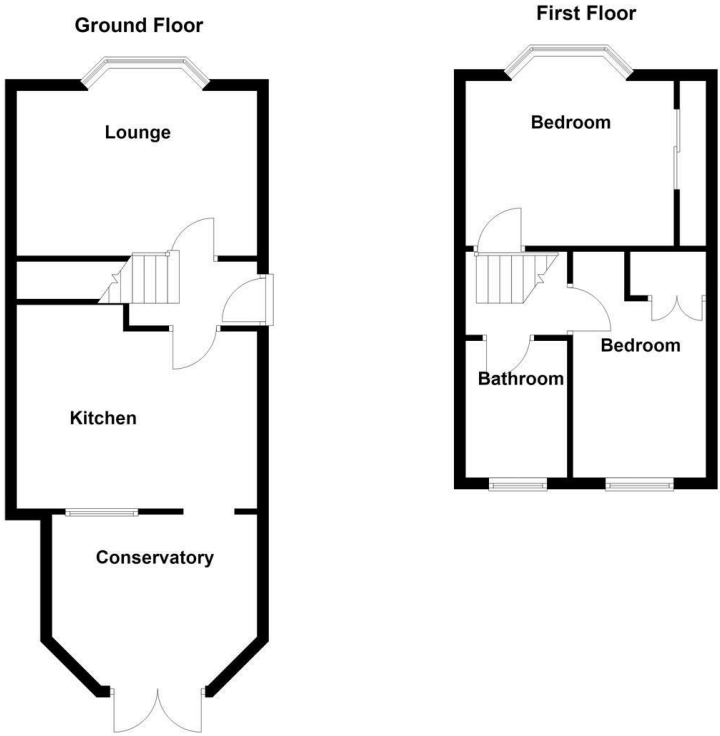
ONLINE CONVEYANCING SERVICES:

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:-

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

