



21 Fountain Drive, Roberttown, WF15 7PX  
£229,950

bramleys





Bramleys welcome to the market this 2 bedroom, semi-detached bungalow which has been upgraded by the current owners and now provides a property ready to move into.

Situated in the sought after area of Roberttown, within walking distance to the village centre and access to the public transport network. The property provides uPVC double glazing throughout, central heating and a layout which comprises:- entrance porch, hallway, lounge, kitchen, conservatory, 2 bedrooms and bathroom.

Externally there are low maintenance gardens to both the front and rear, off road parking and a detached garage.

An internal viewing is highly recommended to fully appreciate the accommodation on offer.





## GROUND FLOOR:

Enter the property through an external door into:-

### Entrance Porch

A further timber and glazed door gives access to the hallway.

### Hallway

With a central heating radiator and loft access point.

### Lounge

15'0" x 11'9" (4.57m x 3.58m)

This well presented reception room has an abundance of natural light by way of the uPVC double glazed window to the front elevation. There is an electric fire set within a timber surround with back and hearth, ceiling coving and a central heating radiator.

### Kitchen

10'1" x 9'5" (3.07m x 2.87m)

This newly fitted kitchen has a range of coloured matching wall and base units, wood effect laminate work surfaces and upstands, inset 4 ring electric hob, electric oven and concealed

extractor fan. There is a stainless steel sink with side drainer and mixer tap, central heating radiator, integrated fridge freezer, washing machine and dishwasher. A set of double doors give access to the conservatory.

### Conservatory

20'2" x 5'7" (6.15m x 1.70m)

Being the full width of the property, this useful additional reception space has uPVC double glazing and a door which accesses the rear garden. This room is currently used as a dining/seating area.

### Bedroom 1

12'5" x 11'8" (3.78m x 3.56m)

With a uPVC double glazed window and central heating radiator.

### Bedroom 2

10'6" x 6'8" (3.20m x 2.03m)

A second bedroom of single proportions, having a central heating radiator, uPVC double glazed window and a uPVC double glazed exterior door which accesses the drive. The current owners





use this room as access into the property, but could provide a bedroom or study, subject to requirements.

**Bathroom**

Furnished with a 3 piece suite comprising of a panelled bath with shower over, vanity wash hand basin and a concealed flush WC. There is a uPVC double glazed window, central heating radiator and a central heating ladder style towel radiator.

**OUTSIDE:**

To the front of the property there is a low maintenance pebbled garden to the front with mature plants and is walled/fenced. A tarmacadam driveway gives access to a detached garage which has power and light, a gate gives access to the low maintenance rear garden, which is fenced and has planted borders, with pebbled areas.

**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:**

C

**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.

**VIEWINGS:**

Please call our office to book a viewing on 01924 495334.

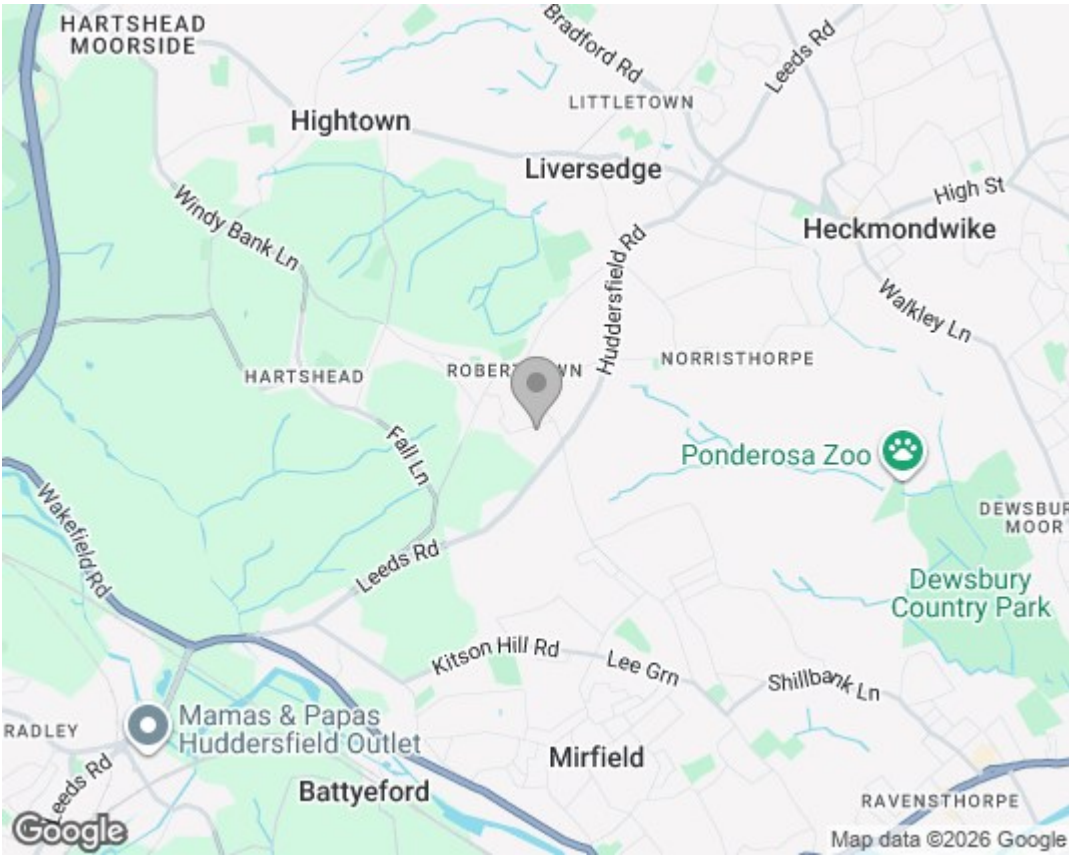








Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Huddersfield | Halifax | Elland | Mirfield

