



151 Hightown Road, Liversedge, WF15 8DR

£310,000

bramleys



Situated in the sought after location of Liversedge, is this well proportioned 3 bedroom, detached family home. Having been extended from its original form, the property now provides approximately 1,300sqft of living accommodation, including 3 reception rooms and 3 good sized bedrooms, ideal for the young and growing family. The property boasts a well-designed layout that maximises both space and natural light, creating a warm and inviting atmosphere throughout, uPVC double glazing, gas fired central heating and open views to the rear.

Externally, there are gardens to both front and rear, a driveway providing off road parking and an integral garage.

Situated in a desirable location with access to both J.25 and J.26 of the M62 motorway network, this home also provides access to local amenities, schools, and further transport links to nearby towns and villages, making it an excellent choice for those looking to commute.





## GROUND FLOOR:

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

### Entrance Porch

Where there is a further uPVC door leading to the main entrance hall which has oak flooring and central heating radiator.

### Lounge

16'1" x 13'0" (4.90m x 3.96m)

There is a living flame fire set onto a marble effect hearth and backcloth, a central heating radiator and uPVC double glazed window.

### Dining Room

11'9" x 10'0" (3.58m x 3.05m)

Fitted with oak flooring, there is a central heating radiator and an archway leading through to the sun lounge.

### Sun Lounge

9'4" x 4'7" (2.84m x 1.40m)

Fitted with uPVC double glazed French doors leading directly out onto the rear garden.

### Kitchen

13'7" x 8'8" (4.14m x 2.64m)

Comprising a range of floor and wall units and having a 5 ring gas hob with overhead extractor fan and light, split level oven and grill, integral fridge and freezer, breakfast bar, inset 1.5 bowl stainless steel sink unit with mixer taps and side drainer and 2 uPVC double glazed windows.

### Side Entrance Hall

### Shower Room

Fully tiled and furnished with a 3 piece suite comprising low flush toilet, pedestal wash basin and shower cubicle. There is also a chrome ladder style radiator and uPVC double glazed window.

### Garage

16'3" x 9'9" (4.95m x 2.97m)

Fitted with power and light points and automated up and over door.

### Bedroom

12'4" x 11'9" (3.76m x 3.58m)

There are fitted 4 door wardrobes, a uPVC double glazed window providing open views to the rear and a central heating radiator.

### Bedroom

13'0" x 10'9" (3.96m x 3.28m)

Fitted with central heating radiator and uPVC double glazed window.

### Bedroom

8'10" x 8'1" (2.69m x 2.46m)

There is a central heating radiator and uPVC double glazed window.





### Shower Room

Furnished with a 3 piece suite comprising low flush toilet, vanity wash basin and double width shower cubicle. There is also a uPVC double glazed window and a ladder style radiator.

### OUTSIDE:

The property has gardens to both front and rear.

### 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 Heckmondwike via Westgate passing Bramleys office on the left hand side and continuing in the direction of Liversedge. At the major traffic lights with The Swan public house straight ahead take a left hand turning into Huddersfield Road and at the next set of traffic lights turn right into Halifax Road. Proceed along Halifax Road passing The Shears public house on the left and reaching Don Luigis Italian restaurant take a right hand turn into Hightown Road, this property will be found on the right hand side clearly identified by a Bramleys for sale sign.

### TENURE:

Freehold

### COUNCIL TAX BAND:

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### 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:

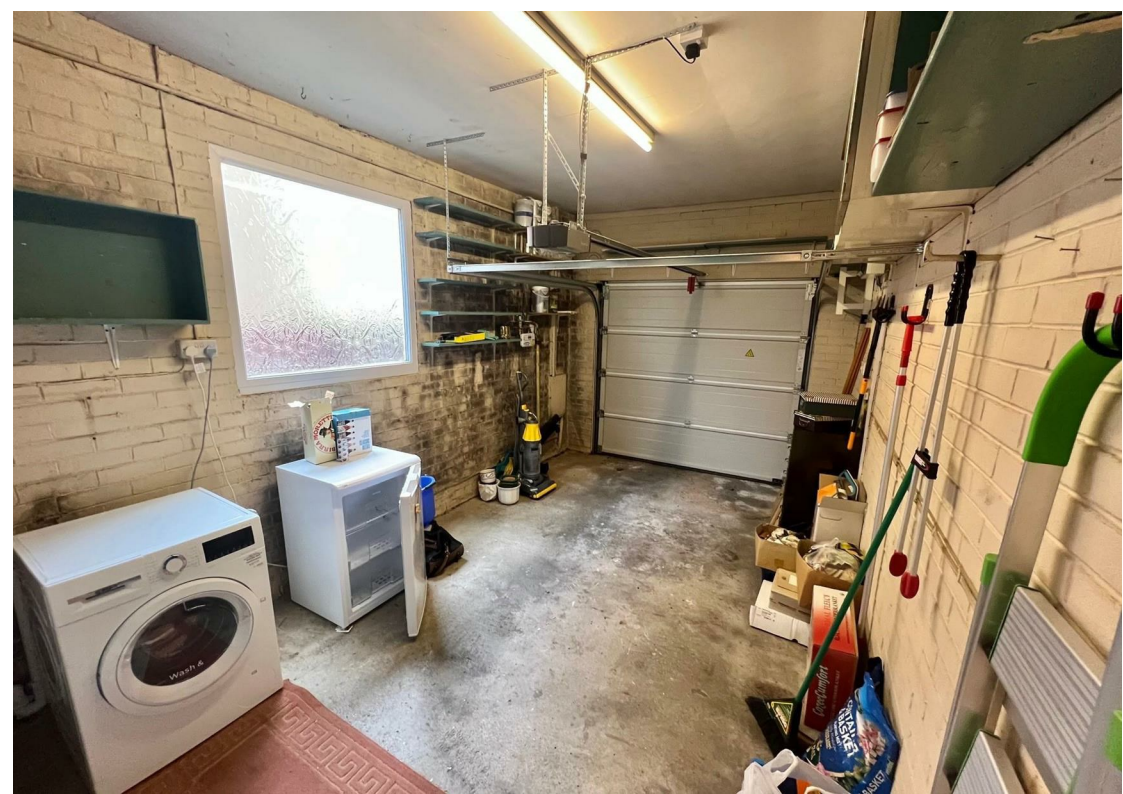
Please call our office to book a viewing on 01924 495334.

### SOLAR PANELS:

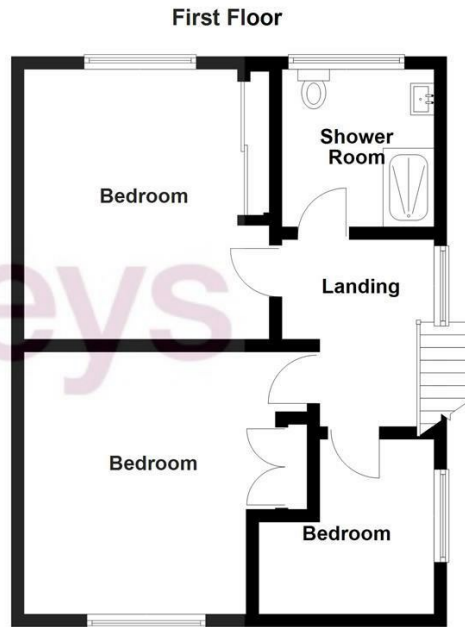
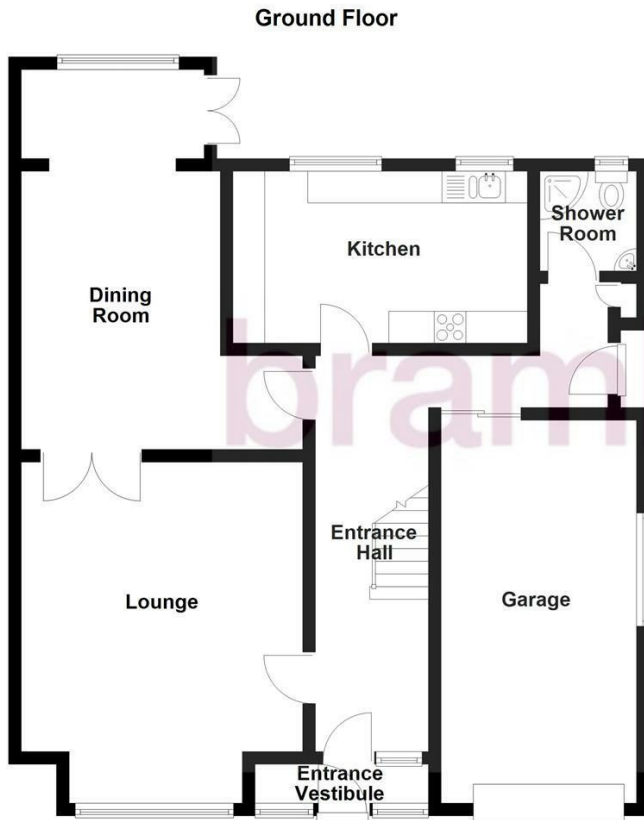
There are solar panels fitted to the rear roof space. These are held on a 25 year lease from 2015. We do not hold any information regarding their installation or any relevant kW input/output. The estates solicitors are trying to get further information, so this paragraph may be updated at a later stage in the marketing.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <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		
<b>England &amp; Wales</b>	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



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