



32 Rydal Grove, Liversedge, WF15 7DN
£250,000

bramleys



Bramleys are delighted to welcome to the market this superbly presented 3 bedroom semi detached property situated at the head of a quiet cul de sac. The property would make a superb purchase for the young and growing family looking for a property that it placed close to amenities including well regarded schooling, shops and transport links. The property features uPVC double glazing throughout and a gas fired central heating system with a layout comprising: entrance hallway, lounge, open plan dining kitchen, 3 first floor bedrooms and bathroom. Externally there is ample off road parking to the front and a good sized rear garden. An internal viewing is highly recommended.

GROUND FLOOR

Enter the property via a uPVC double glazed exterior door into the entrance hallway.

Entrance Hallway

The welcoming entrance hallway has wood effect flooring, a staircase rising to the first floor and doors accessing the kitchen and lounge.

Lounge

11'11 x 11'7 (3.63m x 3.53m)

This superbly presented reception room has a continuation of the wood effect flooring and ample natural light from the box bay window to the front elevation. There is built in alcove cupboards and shelving with inset electric fire and a central heating radiator.

Dining Kitchen

18'6 x 10'1 (5.64m x 3.07m)

This well proportioned dining kitchen has a range of base and wall units with laminated working surfaces and tiled splashbacks, inset into which is a stainless steel sink unit with side drainer and mixer tap. Also integrated is a 4 ring gas hob with electric oven beneath, a dishwasher, a washing machine and space for a freestanding fridge. There is wood effect flooring, a central heating radiator and a uPVC double glazed window

to the rear elevation. A door accesses a useful understairs storage cupboard and a uPVC double glazed exterior door accesses the side of the property.

FIRST FLOOR

Landing

Having loft access point, a uPVC double glazed window to the side elevation and doors accessing all of the first floor accommodation.

Bedroom 1

12'1 x 10'4 (3.68m x 3.15m)

Situated to the rear of the property, the master bedroom has a central heating radiator and a uPVC double glazed window.

Bedroom 2

11'2 x 9'2 (3.40m x 2.79m)

A second bedroom of double proportions that has a uPVC double glazed window overlooking the front of the property and a central heating radiator.





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:-

Mirfield Properties: 01924 495334

Bedroom 3

8'5 x7'8 (2.57m x2.34m)

This single bedroom has a uPVC double glazed window and a central heating radiator.

Bathroom

The part tiled well presented bathroom is fitted with a 3 piece suit comprising panelled bath with shower over and glass shower screen, wall mounted sink unit and a low flush W.C. There is ladder style radiator and a uPVC double glazed window to the side of the property.

OUTSIDE

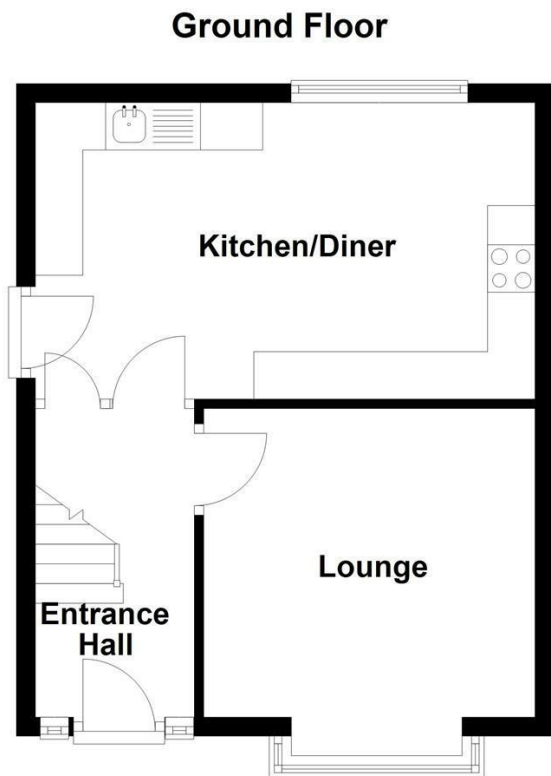
A generous tarmac driveway to the front of the property allows parking for a number of vehicles. A timber gate accesses the side of the property where there is a storage shed and a seating area. The rear garden is fenced for security and privacy and is predominantly laid to lawn making this an excellent place for children to play and for relaxation in the summer months.

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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



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