



114 Huddersfield Road, Liversedge, WF15 7NX  
Offers In The Region Of £265,000

**bramleys**

Situated in an elevated position away from the main road is this good sized detached bungalow. Set on a good sized plot with gardens to all sides and having off road parking and a detached single garage. Boasting two double bedrooms, the property features uPVC double glazing and gas central heating system. Located in an ever popular area within easy reach of local amenities, well regarded schooling and major road and rail links. An early viewing is strongly recommended to appreciate the potential this property has to offer.





## GROUND FLOOR

### Dining Kitchen

16'4" x 10'0" (4.98m x 3.05m)

Accessed via a front uPVC door, the well proportioned kitchen is fitted with wall and base units, with work surfaces and inset sink unit with drainer. Integrated within the kitchen is a four ring hob and a built in eye level oven. There is plumbing and space for a washing machine, and uPVC windows overlook the front and the side.

### Lounge

14'1" x 11'1" (4.29m x 3.38m)

Enjoying views over the garden, the lounge has two uPVC windows, a central heating radiator. To one wall is a feature fireplace with tiled back and hearth

### Inner Hall

With picture rail and access to all accommodation.

### Bedroom 1

11'3" x 11'0" (3.43m x 3.35m)

A good sized bedroom with built in wardrobes and cupboards to one wall. A uPVC window overlooks the side garden and there is a central heating radiator.

### Bedroom 2

13'9" x 8'11" (4.19m x 2.72m)

Another spacious bedroom with a uPVC window to the rear, a central heating radiator and built in storage cupboards.

### Bathroom

A modern bathroom furnished with a three piece suite comprising of a panelled bath with shower over, a wash basin and a WC. There is tiling to the wall areas, a uPVC window and a ladder style radiator.





## OUTSIDE

The property is approached by a shared driveway which opens up to a private driveway parking and a single garage with up and over door. The property enjoys gardens to all sides with a lawned front garden with planted areas and pathway. The lawn extends to one side with shrubs and pathway to the rear. The rear garden has paved areas with sections of planting and is enclosed for privacy. To the side is a further pathway leading to front.

## 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:

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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:

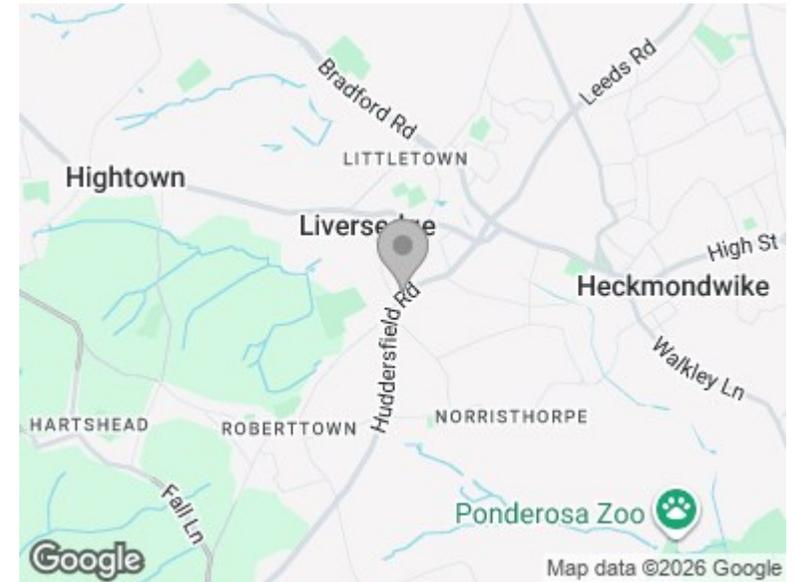
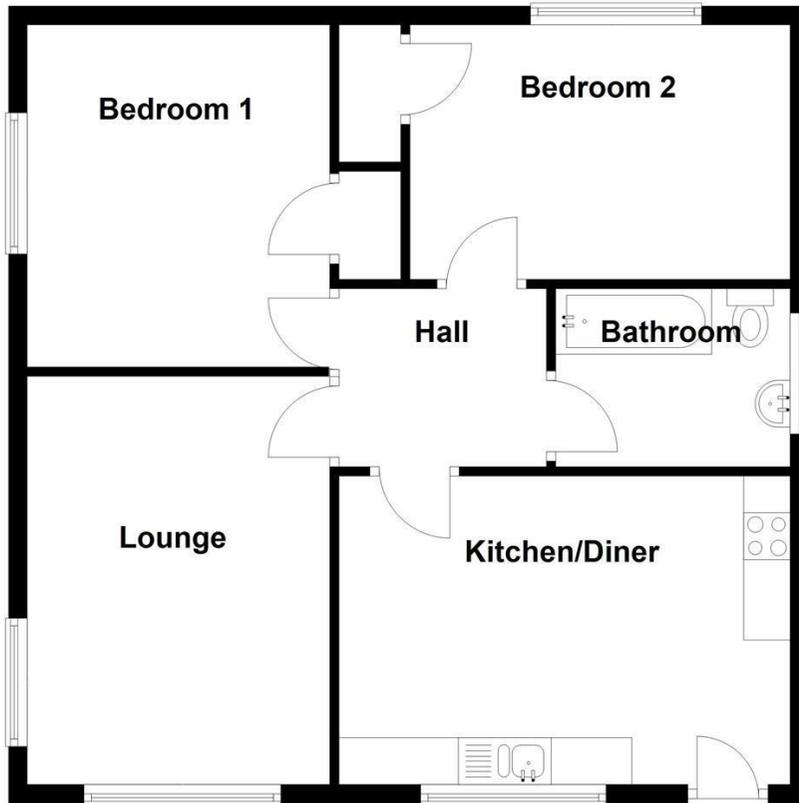
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







### Ground Floor



#### 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		68	
(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	

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