



8 Cornmill Avenue, Liversedge, WF15 7EB

£155,000

bramleys



Situated in a popular residential area is this well presented end town house. Offering 3 bedroomed accommodation, the property features uPVC double glazing and gas central heating system. Externally there are gardens to front and rear along with off road parking facilities. Located within easy reach of local amenities and having well regarded schooling nearby, along with good major road and rail links to surrounding towns and cities. An early viewing is strongly recommended.



GROUND FLOOR

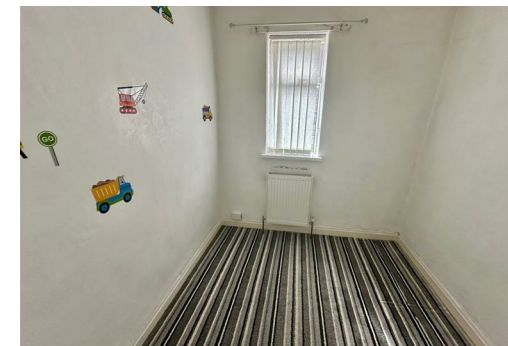
Entrance Vestibule

Accessed via a front uPVC double glazed door and having stairs to the first floor.

Lounge

13'2" x 12'9" (4.01m x 3.89m)

Situated to the front and having a uPVC double glazed window, a central heating radiator and a wall mounted electric fire.



Kitchen

16'5" x 7'6" (5.00m x 2.29m)

Fitted with a range of wall and base units with work surfaces, splashbacks and inset sink unit with mixer tap and drainer. There is an integrated four ring hob with extractor over and inbuilt under oven.

A uPVC double glazed window overlook the rear and there is an exterior door out to the garden.



FIRST FLOOR

Front Bedroom

10'5" x 9'2" (3.18m x 2.79m)

Having a uPVC double glazed window and a central heating radiator.

Rear Bedroom

10'7" x 10'5" (3.23m x 3.18m)

Another double bedroom with a uPVC double glazed window overlooking the rear garden and a central heating radiator.

Front Bedroom

7'9" x 7'3" (2.36m x 2.21m)

With a central heating radiator and a uPVC double glazed window to the front.



Bathroom

Furnished with a 3 piece suite comprising of panelled bath with wall mounted shower and screen, a wash basin and a WC. There is some wall tiling, a central heating radiator and a uPVC double glazed window.

OUTSIDE

To the front of the property is a lawned garden and gated off road parking area. The rear garden is predominantly lawned and has a seating area.

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:

A

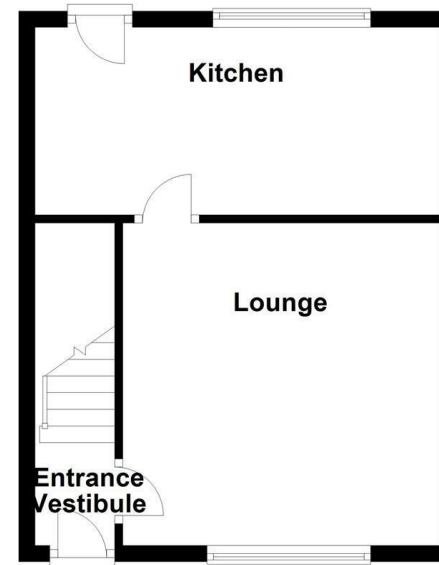
MORTGAGES:

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.

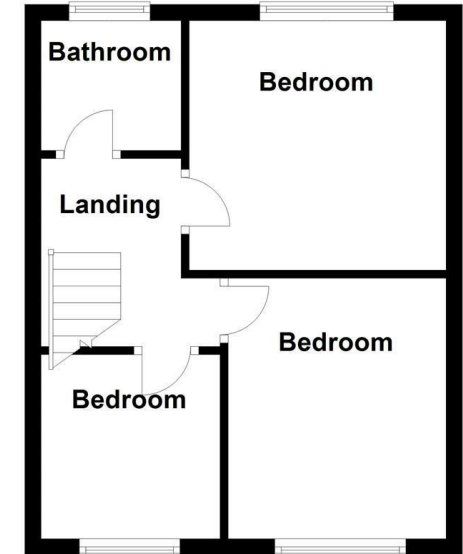
ONLINE CONVEYANCING SERVICES:

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



First 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

