



51A Church Road, Liversedge, WF15 7LP

£110,000

**bramleys**



Offered for sale with no vendor chain is this 1 bedroom front back to back property. Situated in the popular village locality of Roberttown, within close proximity to shops and the public transport network. The property features new carpets throughout, uPVC double glazing throughout and a gas central heating system with a layout that comprises: living kitchen with a newly fitted kitchen area, cellar, 1 first floor bedroom and bathroom. Externally there is a garden area to the front and on street parking. An internal viewing is highly encouraged to appreciate the accommodation on offer.



## GROUND FLOOR

Enter the property from the side via a composite door into the Living Kitchen

### Living Kitchen

16'3 x 15.6 (4.95m x 4.57m.1.83m)

#### Kitchen Area

This newly fitted kitchen has wall and base units with laminated working surfaces, inset into which is a ceramic sink unit with mixer tap. There is space for an oven and connections for a hob to be added. There is a window to the side elevation.

#### Living Area

A generous living area with a chimney breast focal point. There is a central heating radiator and a uPVC double glazed window overlooking the front garden. A door gives access to the cellar and a further door gives way to the stairs rising to the first floor.

## LOWER GROUND FLOOR

### Cellar

Having power and light.

## FIRST FLOOR

### Landing

Giving access to the first floor accommodation.

### Bedroom

16'5 x 10'7 (5.00m x 3.23m)

Situated to the front of the property, this well proportioned bedroom has fitted cupboards which also house the central heating boiler.

### Bathroom

Fitted with a 3 Piece suite comprising panelled bath with shower over and glass shower screen, pedestal wash hand basin and low flush W.C.



## OUTSIDE

To the front of the property is a paved garden area with well stocked borders. There is on street parking.

## 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 Bramleys office via Huddersfield Road in the direction of Dewsbury taking the first right into Knowl Road which follows on into Water Royd Lane and Old Bank Road. At the T junction turn left into Sunny Bank Road and proceed through the fountain traffic lights straight ahead into Child Lane. At the mini roundabout turn left onto Roberttown Lane, through the village and then right at the next mini roundabout onto Church Road where this property can be found after a short distance on the left identified via the Bramleys for sale sign.

## TENURE:

Freehold

## COUNCIL TAX BAND:

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

