



85 Child Lane, Liversedge, WF15 7QG
£335,000

bramleys



Situated in the popular residential area of Roberttown is this 3 bedroom detached bungalow. Deceptive in size, this individually built bungalow has an accommodation layout comprising: entrance hallway, lounge, dining kitchen, 3 bedrooms, bathroom, separate W.C and a dressing room. Features include uPVC double glazing and a central heating system and externally there are gardens to front and rear with ample parking and detached garage. The property is handily placed for local amenities including public transport links and the M62 motorway network is only a short drive away. An internal viewing is highly recommended to fully appreciate the deceptive accommodation on offer.



GROUND FLOOR

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

Hallway

Having a useful storage cupboard with sliding doors which houses the central heating boiler and allows for ample storage space. Doors access all of the accommodation.

Lounge

17'5 x 12'8 (5.31m x 3.86m)

A light room with uPVC double glazed windows to the front and side of the property. There is a gas fire, a central heating radiator and French doors accessing the dining kitchen.

Dining Kitchen

18'1 x 17'3 max (5.51m x 5.26m max)

This well proportioned room has a uPVC double glazed window overlooking the rear garden and has a central heating radiator and wall mounted gas fire. To the kitchen area there are a range of base and wall units with laminated working surfaces and tiled splashbacks, inset into which is a sink unit with side drainer and mixer tap. Further integrated appliances include oven and 5 ring gas hob and there is undercounter space for a washer, dryer, fridge and freezer. The rear garden can be accessed via a uPVC double glazed exterior door.

Bedroom 1

14'3 x 9'9 (4.34m x 2.97m)

A generous sized bedroom with a uPVC double glazed window to the rear. There is a central heating radiator and a door accessing the dressing room.

Dressing Room

9'8 x 7'0 (2.95m x 2.13m)

This room has a variety of uses and could potentially be converted into an en-suite. There is a storage cupboard, sink and a central heating radiator. A door accesses the bathroom.

Bedroom 2

9'9 x 9'5 (2.97m x 2.87m)

A double bedroom with a central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom 3

9'9 x 9'5 (2.97m x 2.87m)

A double bedroom with a central heating radiator and a uPVC double glazed window to the front elevation.



Bathroom

Fitted with a 3 piece coloured suite comprising panelled bath, walk in shower cubicle and a pedestal wash hand basin. There is a uPVC double glazed window to the side elevation and central heating radiator.

W.C

Having a uPVC double glazed window, a low flush W.C and wash hand basin.

OUTSIDE

Situated on a generous plot, there is a tarmacadam drive allowing parking for a number of vehicles and leads to the detached garage. There is a walled lawned garden to the front. To the rear of the property there is a further lawned garden that is fenced. This would be a superb area for relaxation and for children to play.

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 in the direction of Dewsbury turning left into Knowl Road which follows on into Water Royd Lane and Old Bank Road. At the T junction with the Co-op turn left into Sunnybank Road and at the Fountain traffic lights proceed straight across into Child Lane where this property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

Band D

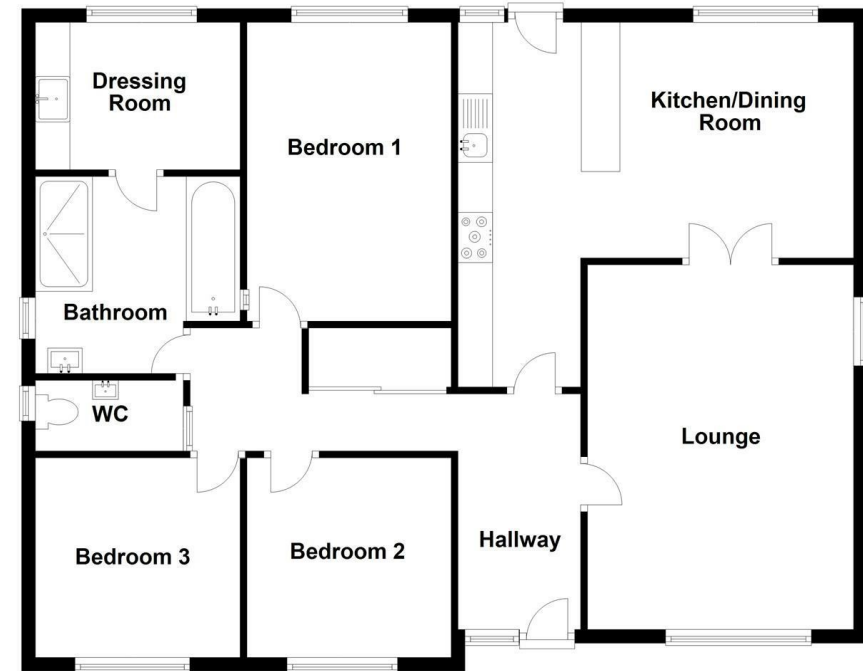
MORTGAGES:

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

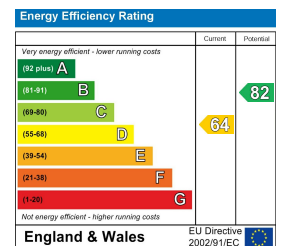


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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