



15 Meadow Close, Liversedge, WF15 7QE
£215,000

bramleys



Situated in a cul de sac position in the ever popular area of Roberttown is this traditional semi detached bungalow. Offering well presented two bed roomed accommodation, and located on a good sized plot with pleasant gardens to front and rear and lengthy driveway providing ample off road parking facilities. Situated within easy reach of local amenities, an early viewing is strongly recommended.



GROUND FLOOR

Hallway

Accessed via a side exterior door and leading to the living accommodation.

Kitchen

10'5 x 10'2 (3.18m x 3.10m)

Fitted with a range of wall and base units with work surfaces, tiled splashbacks and inset sink unit. A uPVC double glazed window overlooks the front.

Lounge

15'11 x 10'2 (4.85m x 3.10m)

Located to the front and having a uPVC double glazed window and a feature fireplace to one wall with hearth and inset fire.

Bedroom 1

14'4 x 10'2 (4.37m x 3.10m)

A double bedroom, overlooking the rear garden and having a central heating radiator.

Bedroom 2

10'5 x 9'7 (3.18m x 2.92m)

Again overlooking the rear via a uPVC double glazed window.

Bathroom

Furnished with a 3 piece suite comprising of a panelled bath, a wash basin and WC. There is some tiling to the walls and a uPVC double glazed window.

OUTSIDE

To the front of the property is a lawned and planted garden, along with a lengthy driveway providing ample off road parking facilities. The pleasant and good size rear garden offers low maintenance space and is enclosed for privacy.





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:

TENURE:

Freehold

COUNCIL TAX BAND:

B

MORTGAGES:

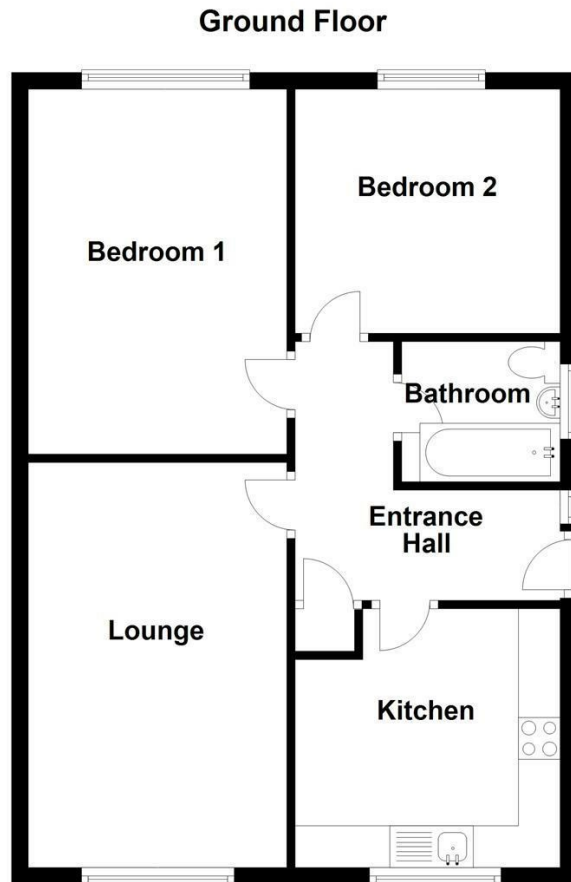
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<div style="border: 1px solid black; padding: 5px; display: inline-block;">88</div>
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

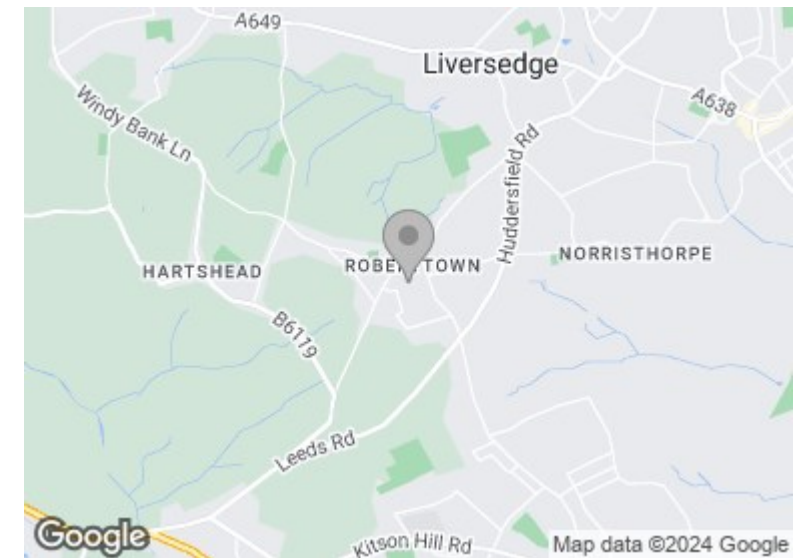
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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