



23 Cornmill Drive, Liversedge, WF15 7EE  
Offers In The Region Of £165,000

**bramleys**

An early viewing is strongly encouraged to appreciate this good sized and well presented end town house. Situated on an a good sized plot with gardens, off road parking and additional land to the rear with a single garage and further garden space. The three bedroomed accommodation boasts double glazing, gas central heating system and modern kitchen and bathroom facilities. Situated in an ever popular location with local amenities, well regarded schooling and the Spen Valley greenway nearby, this would make an ideal family home.





## GROUND FLOOR

### Entrance Vestibule

Accessed via a front exterior door and having stairs to the first floor.

### Lounge

13'5" x 12'11" (4.09m x 3.94m)

Located to the front, this pleasant Lounge has a double glazed window and a central heating radiator. To one wall is a feature fireplace with inset fire and hearth.

### Dining Kitchen

16'0" x 7'5" (4.88m x 2.26m)

This modern Kitchen/diner has been fitted with a good range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. Integrated within the Kitchen is a four ring hob with extractor over and inset under oven. Also integrated within the kitchen is a fridge freezer and a dishwasher. A double glazed window overlooks the rear

and there is a central heating radiator, a useful understairs store cupboard and an exterior door leading out to the rear garden.

## FIRST FLOOR

### Landing

With access to the loft area.

### Bedroom 1

11'1" x 10'3" (3.38m x 3.12m)

Enjoying views over the rear via a double glazed window and having a central heating radiator.

### Bedroom 2

10'2" x 9'0" (3.10m x 2.74m)

Having a built in cupboard, a central heating radiator and a double glazed window.





### Bedroom 3

7'5" x 7'2" (2.26m x 2.18m)

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

### Bathroom

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



### OUTSIDE

To the front of the property is a lawned and planted garden, along with off road parking facilities. A gate leads to a paved side area which opens up into the rear garden which has paved and lawned sections and is enclosed by fencing and gateway. Beyond the garden is a rear access road and there is a further enclosed garden area and a single garage with up and over door.

### 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.

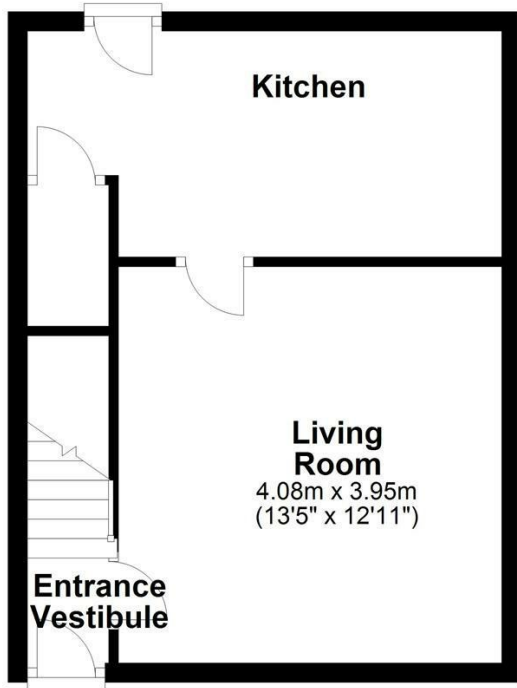
### ONLINE CONVEYANCING SERVICES:

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.

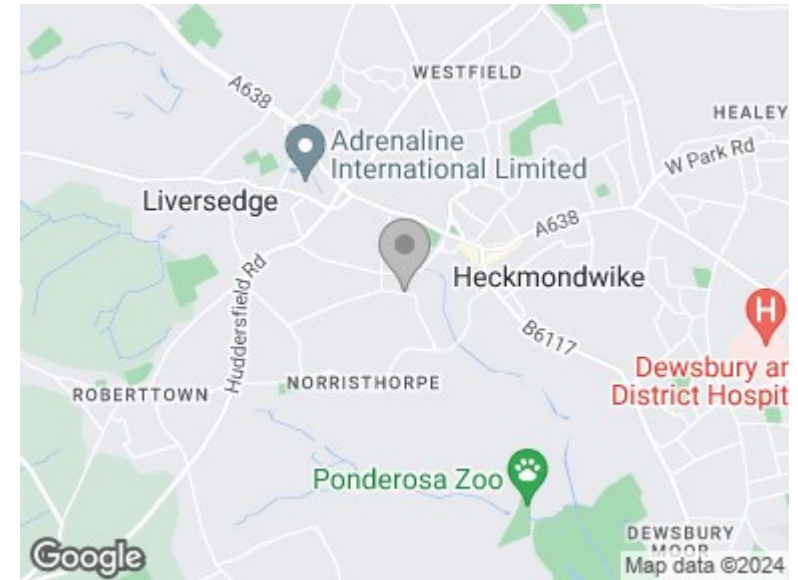
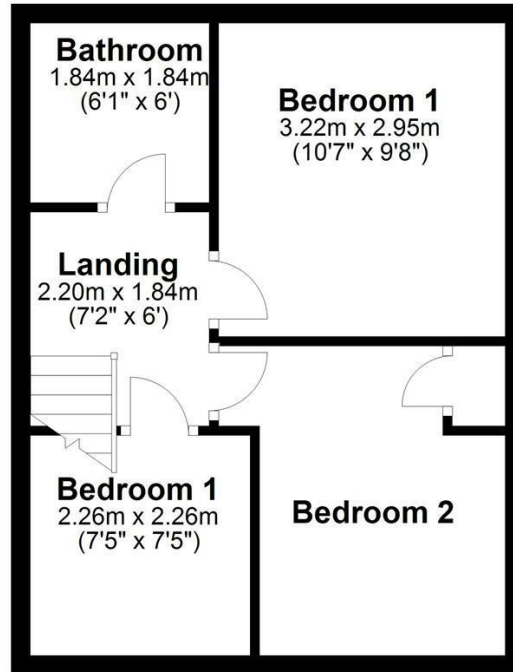




### Ground Floor



### 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:

- 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.
- 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			
(69-80) C			
(55-68) D		67	84
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	