



422 Norristhorpe Lane, Liversedge, WF15 7BA

£240,000

bramleys



Offered for sale with no chain is this extremely well presented semi detached house. Situated in an ever popular location with spacious rear garden adjoining open fields. The 3 bedroomed accommodation features uPVC double glazing, has a gas central heating system and boasts modern kitchen and bathroom fitments. This ideal family home has a conservatory extension to the rear and has a shared driveway and parking provisions to the front. With well regarded schooling and local amenities nearby, an early viewing is strongly encouraged to appreciate this lovely home.



GROUND FLOOR

Entrance Hall

Accessed via a front exterior door and having an useful store cupboard and a central heating radiator. Stairs lead to the first floor.

Lounge

15'1" x 10'7" (4.60m x 3.23m)

Situated to the front, this well presented Lounge has a uPVC double glazed window to the front and a central heating radiator. To one wall is a feature fireplace and sliding doors lead into the Dining Room.

Dining Room

10'7" x 8'7" (3.23m x 2.62m)

Having a central heating radiator and a door into the conservatory.

Conservatory

10'7" x 9'5" (3.23m x 2.87m)

Being uPVC in construction and enjoying views over the rear garden.

Kitchen

13'6" x 6'5" (4.11m x 1.96m)

The Kitchen is 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 with in the units is a four ring hob with extractor hood over and built in under oven, a fridge and freezer and a washing machine. There is a central heating radiator a uPVC double glazed window and an exterior door leading to the rear garden.

FIRST FLOOR

Landing

With access to bedrooms and bathroom.

Bedroom 1

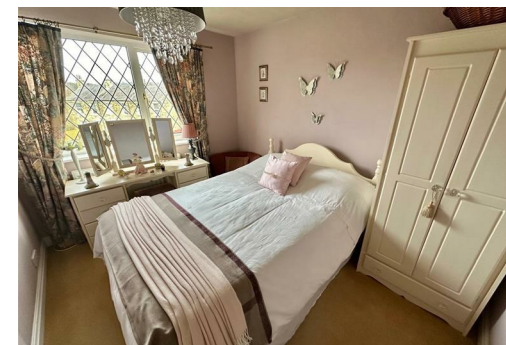
14'2" x 10'7" (4.32m x 3.23m)

A good sized master bedroom with a uPVC double glazed window overlooking the rear and a central heating radiator.

Bedroom 2

11'5" x 8'10" (3.48m x 2.69m)

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



Bedroom 3

9'5" x 5'9" (2.87m x 1.75m)

Having a built in storage cupboard, a central heating radiator and a uPVC double glaze window.

Bathroom

A spacious bathroom furnished with a 4 piece suite comprising of an independent shower cubicle with wall mounted shower, a panelled bath, wash basin and WC. There is some tiling to the walls, a central heating radiator and a uPVC double glazed window.

OUTSIDE

To the front of the property is a lawned forecourt garden with space to park on and a shared side driveway. To the rear is a paved patio with steps to a planted area and extensive lawned garden beyond. The garden as a pleasant outlook and adjoins open fields to the rear.

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:

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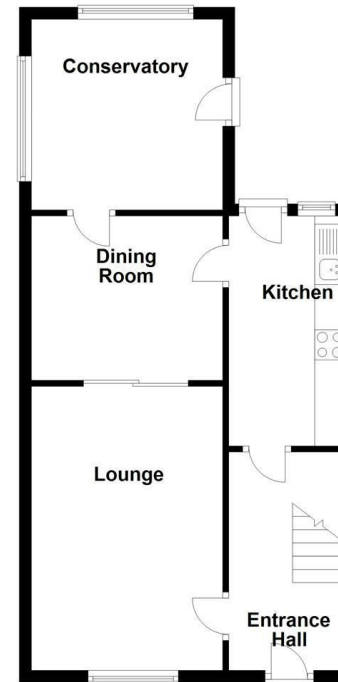
MORTGAGES:

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.**

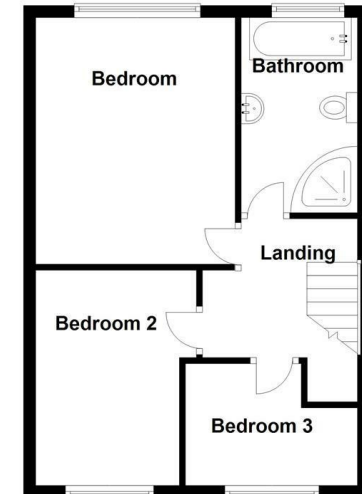
ONLINE CONVEYANCING SERVICES:

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

