



381 Norristhorpe Lane, Liversedge, WF15 7BL

£135,000

bramleys





Offered for sale with no onward chain is this traditional and good sized mid terraced property. Located in an enviable position and featuring uPVC double glazed windows, the property boasts 3 bedroomed accommodation and has been priced to reflect the updating works required. Having a courtyard setting to the rear, along with gated garden/parking space, an early viewing is strongly recommended to appreciate the potential on offer.



GROUND FLOOR

Entrance Vestibule

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

Lounge

15'0" x 13'4" (4.57m x 4.06m)

A good sized Lounge, located to the front and having a uPVC double glazed window and a fireplace and wall mounted fire to one wall.

Kitchen

16'7" x 6'4" (5.05m x 1.93m)

Fitted with wall and base units with work surfaces and inset sink unit with drainer. An exterior door leads out the the rear and there is a uPVC double glazed window.

FIRST FLOOR

Bedroom 1

11'7" x 10'6" (3.53m x 3.20m)

Located to the front and having a uPVC double glazed window.

Bedroom 2

10'8" x 9'11" (3.25m x 3.02m)

Bedroom 3

8'4" x 5'8" (2.54m x 1.73m)

Having a uPVC double glazed window to the front.

Bathroom

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

OUTSIDE

Having a courtyard setting to the rear, along with gated garden/parking space. To the front of the property is a low maintenance garden area with pathway and outer walling.



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.

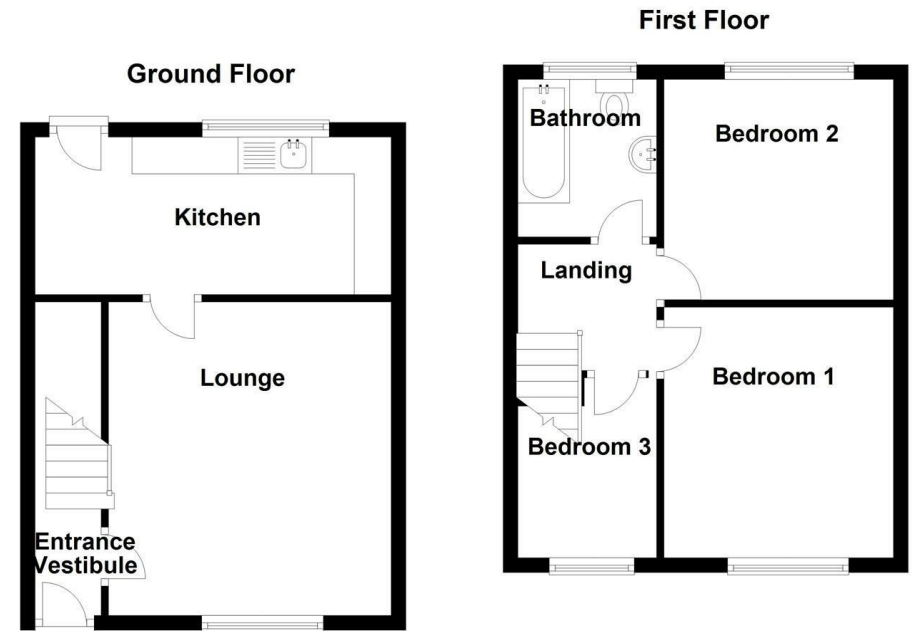
COUNCIL TAX BAND: A

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.

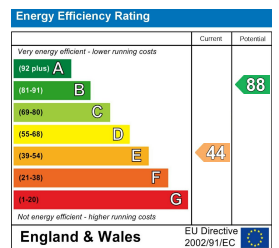


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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