



17 Spring Bank Drive, Liversedge, WF15 7QS

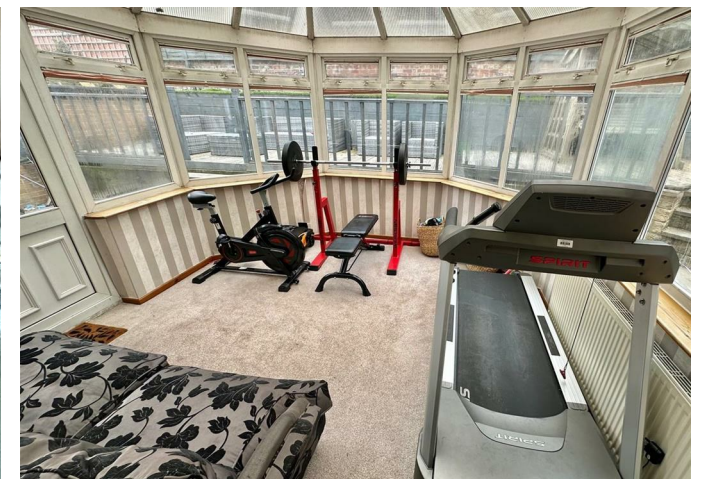
Offers Around £379,995

**bramleys**





Situated in an ever popular residential area, is this extended and good sized detached house. The spacious accommodation offers four/five bedrooms, along with two bathrooms and two reception rooms plus a conservatory to the rear. Enjoying a pleasant enclosed rear garden with decked area, lawns and having a single garage and driveway parking, the property is set on a sizeable plot. Located within easy reach of local amenities, well regarded schooling and major road and rail links. An early viewing is strongly encouraged to appreciate this ideal family home.









## GROUND FLOOR

### Entrance Hall

Accessed via a front uPVC double glazed door and having useful store cupboard and stairs to the first floor.

### Living Room with Dining Area

22'9" x 14'7" (6.93m x 4.45m)

A good sized room with a uPVC double glazed window to the front and a central heating radiator. To one wall is a feature wall with decorative living flame fire. The dining area has sliding patio doors into the conservatory and double doors into the Sitting room/study.

### Sitting Room/Study

20'6" x 10'3" (6.25m x 3.12m)

This spacious and versatile room has a uPVC double glazed window to the front and a central heating radiator. uPVC double glazed French doors lead out to the rear garden.



### Conservatory

13'2" x 12'1" (4.01m x 3.68m)

A sizeable conservatory with French doors out to the rear garden.

### Kitchen

14'2" x 10'5" (4.32m x 3.18m)

The modern kitchen is fitted with a good range of wall and base units with work surfaces, splash backs and inset sink unit with mixer tap and drainer. Integrated within the Kitchen is a range style oven with extractor over, a fridge freezer and a built in microwave. A feature island unit offers a perfect eating area and a uPVC double glazed window overlooks the rear.

### Lobby

With an exterior side door.

### Groundfloor WC

Furnished with a WC and wash basin.







## FIRST FLOOR

### Landing

With access to bedrooms and bathroom.

### House Shower Room

Furnished with an independent shower cubicle, a wash basin and a WC. There is tiling to the walls, a central heating radiator and a uPVC double glazed window.

### Bedroom 1

12'8" x 12'4" (3.86m x 3.76m)

Located to the front and having a uPVC double glazed window and a central heating radiator. A door leads to the en suite bathroom.

### En suite Bathroom

A spacious four piece en suite, furnished with an independent shower cubicle, a corner bath, wash basin and a WC.

### Bedroom 2

11'2" x 10'0" (3.40m x 3.05m)

To the front and having a built in store, a central heating radiator and a uPVC double glazed window.

### Bedroom 3

10'6" x 9'9" (3.20m x 2.97m)

Another double bedroom with a uPVC double glazed window to the rear and a central heating radiator.

### Bedroom 4

8'8" x 7'3" (2.64m x 2.21m)

To the rear with a uPVC double glazed window and a central heating radiator.



### Occasional Bedroom

11'6" x 10'4" (3.51m x 3.15m)

Accessed via Bedroom 3 only and having a central heating radiator and a uPVC double glazed window.

### OUTSIDE

To the front of the property is a predominantly lawned garden with a side driveway providing off road parking facilities. To the rear is a single garage with up and over door, along with an enclosed garden with lawns., patio section and decked seating area.

### 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:

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.

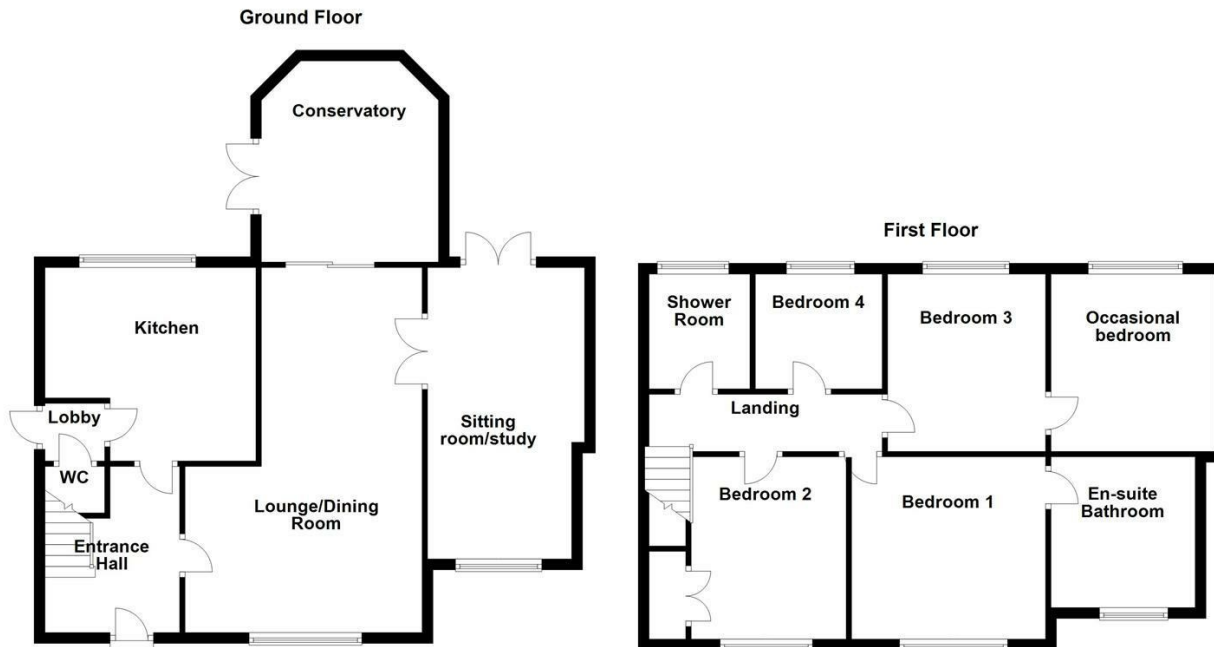








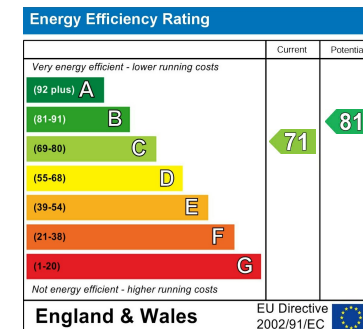




**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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**



Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

