



8 Lumb Lane, Robertttown, Liversedge, WF15 7QH

£350,000

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Offered for sale with no onward chain is this good sized, individual detached house. Situated on a good sized plot with views over fields to the rear, the 3 bedroomed accommodation is spacious and must be viewed to be fully appreciated. Located within the ever popular area of Roberttown, the property boasts two reception rooms, a utility room, a modern kitchen, a large basement and 3 first floor bedrooms, the master with en-suite and house bathroom. With local amenities and well regarded schooling nearby, plus easy access to major road and rail links, an early viewing is strongly recommended.





Entrance porch

Having a uPVC double glazed entrance door and windows.

Entrance hall:

Having a timber and glazed entrance door, spindle balustrade staircase rising to the first floor level, central heating radiator and access to the cellar.

Lounge:

15'11" x 14'4" (4.85 x 4.37)

Overlooking the front via uPVC double glazed windows and having a marble fireplace and hearth with electric fire. This good sized room has two central heating radiator and wall light points.

Sitting/Dining Room

17'2" x 15'0" (5.23m x 4.57m)

Again located to the front and having uPVC double glazed windows, a central heating radiator and double doors into the Kitchen.

Kitchen:

12'0" x 11'11" (3.66 x 3.63)

Fitted with a range of modern wall and base units with work surfaces, tiled splash backs and inset sink unit with mixer tap and drainer. Integrated with the kitchen is a four ring hob with extractor over and inbuilt under oven, along with an integrated dishwasher, a uPVC double glazed window looks over the rear and there is a central heating radiator, and spotlights to the ceiling.

Utility/WC:

8'3" x 4'11" (2.51 x 1.50)

Fitted with base units and drawers with inset sink unit and drainer. There is plumbing and space for a washing machine , a central heating radiator and a WC. A uPVC double glazed window overlooks the rear and there is some tiling to the walls.





Lower ground floor cellar:

A large and useful dry cellar which houses the central heating boiler and has electric power sockets, lighting and central heating radiator.

First floor landing

Having a uPVC double glazed window to the front and a uPVC double glazed window to the rear enjoying far reaching views.

Bedroom One:

14'11" x 9'7" (4.55 x 2.92)

Located to the front and having laminate flooring, a central heating radiator and a uPVC double glazed window.

En suite:

Furnished with a shaped double shower cubicle, a WC and a wash basin. There is tiling to the walls, a uPVC double glazed window and a ladder style radiator.

Bedroom Two:

14'3" x 9'9" (4.34 x 2.97)

Another double bedroom located to the front and having a central heating radiator and a uPVC double glazed window.

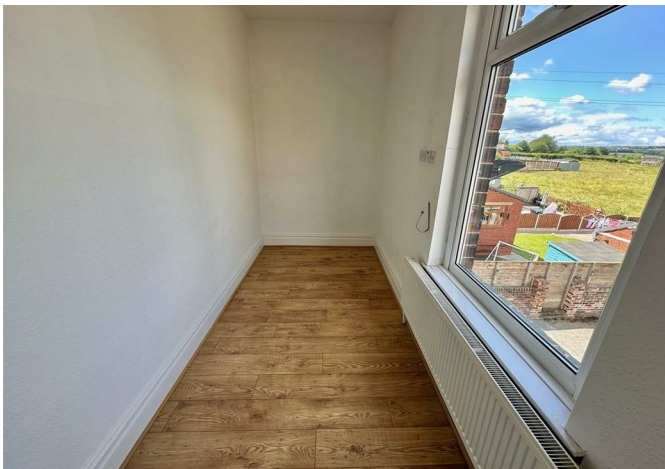
Bedroom Three:

14'4" x 5'9" (4.37 x 1.75)

Enjoying views to the rear via a uPVC double glazed window and having laminate flooring, central heating radiator, loft access and a uPVC double glazed window.

Bathroom:

With full tiling to the walls, and fitted with a P shaped bath with curved shower screen, a WC and vanity wash basin with storage beneath. There is a central heating radiator and a uPVC double glazed window.



Outside:

To the front is a forecourt garden with outer walling and a gated side driveway. The drive leads to a good sized low maintenance paved space, providing ample off road parking and adjoining 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:

Band ?

MORTGAGES:

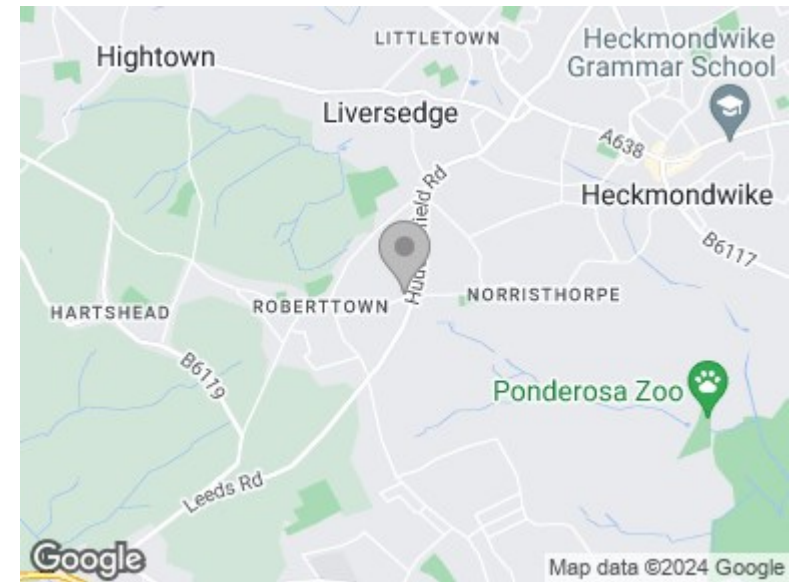
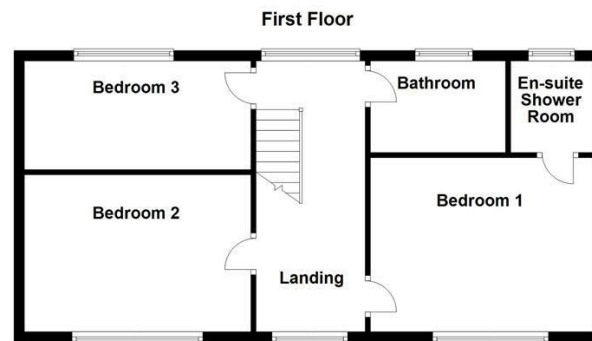
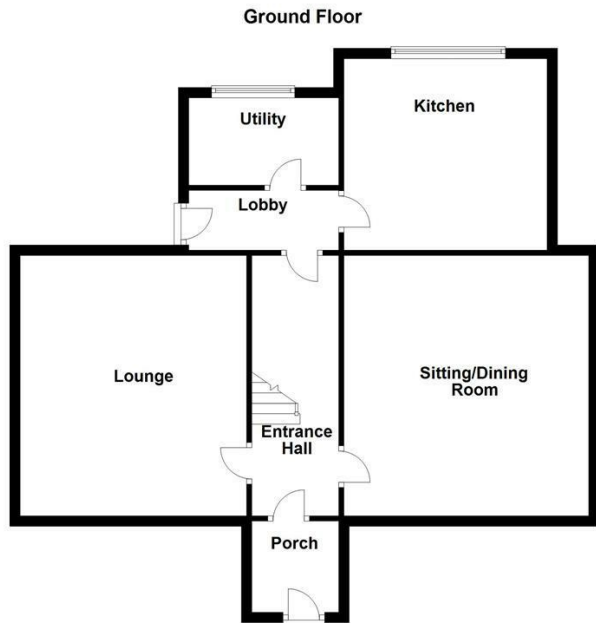
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1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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

