



28 Liversedge Hall Lane, Liversedge, WF15 7DB
£585,000

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Situated in an ever popular and sought after location, is this extremely well presented and individually designed detached home. Offering around 2500 sq ft of living accommodation and located on a fantastic private plot with spacious garden areas to four sides, along with the possibilities to extend or develop subject to any necessary consents. The substantial family sized accommodation boasts 5 bedrooms, 4 being of double proportion, 2 with en-suite facilities, family bathroom and 3 reception rooms all of which are enhanced by uPVC double glazing throughout and hive controlled central heating. Externally there is ample off road parking by way of a generous driveway which in turn leads to a double garage. With its modern decoration and quality contemporary fixtures and fittings throughout this property really could be occupied with the minimum of expense and benefits from an Alarm system & CCTV. Positioned within easy reach of well regarded local schooling, amenities and close to major road and rail links. This well planned home absolutely must be viewed internally to be fully appreciated.



GROUND FLOOR:

Entrance Vestibule

Accessed via an exterior front door and having further door leading into the Entrance Hall.

Entrance Hall

This good sized and impressive Entrance Hall has a central heating radiator, built in storage and feature staircase leading to the first floor.

Groundfloor WC

Furnished with a low flush WC and having a wash hand basin.

Lounge

21'4" x 13'11" (6.50 x 4.24)

This most impressive Lounge has a wall of uPVC double glazed windows which enjoy views over the rear garden. A feature multi fuel stove and solid oak flooring complete this room. Doors provide access to the Dining Room.

Dining Room

13'11" x 10'0" (4.24 x 3.05)

Again overlooking the rear, this spacious Dining Room has built in cupboards, a central heating radiator and a uPVC double glazed window. Solid timber flooring continues from the Lounge.

Breakfast Kitchen

17'2" x 10'0" (5.23 x 3.05)

This newly installed Breakfast kitchen features modern quality wall and base units with sink unit and has a breakfast seating area. The kitchen enjoys a range of integrated appliances including 2 single ovens, 4 ring halogen hob with extractor over, a larder fridge and larder freezer and a dishwasher. Having a most useful walk in pantry cupboard and LED lighting. A door leads to the utility room.

Utility Room

A useful room with plumbing for an automatic washing machine and storage facilities.

Family Room

17'6" x 15'1" (5.33 x 4.60)

Enjoying views over the garden areas, this good sized family room has sliding patio doors direct to the outside.

FIRST FLOOR:

Landing

This impressive and spacious galleried landing has a uPVC double glazed window and access to the first floor accommodation.

Bedroom 1

13'1" x 10'8" (3.99 x 3.25)

The master bedroom enjoys views over the rear garden and has a walk in wardrobe, a central heating radiator and a uPVC double glazed window.

En-suite Shower Room

Furnished with a modern circular walk in shower cubicle, a washbasin set within a vanity unit and a WC.

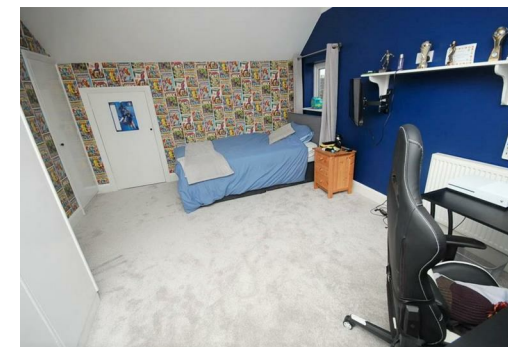
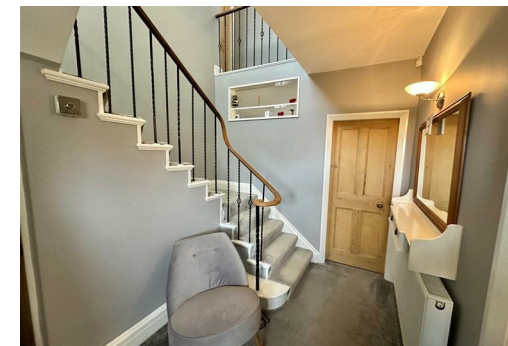
Bedroom 2

13'9" x 9'9" (4.19 x 2.97)

Another good sized bedroom with a walk in wardrobe, a central heating radiator and a uPVC double glazed window.

En-suite Shower Room.

Fitted with a contemporary good sized walk in shower and a washbasin and WC set within a vanity unit.



Bedroom 3

14'11" x 11'9" (4.55 x 3.58)

Having uPVC double glazed windows to the rear and side, along with a central heating radiator, built in storage cupboards and spacious eaves storage.

Bedroom 4

13'11" x 10'8" (4.24 x 3.25)

A double bedroom overlooking the rear garden via 2 uPVC double glazed windows and having a central heating radiator.

Bedroom 5

7'2" x 8'1" (2.18 x 2.46)

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

House Bathroom

This impressive family bathroom has been fitted with a modern and contemporary 4 piece suite comprising of large walk in shower cubicle, bath, wash basin set within a vanity unit and a WC. There is complimentary wall tiling, a wall mounted radiator and 2 uPVC double glazed windows.

OUTSIDE:

This property is situated on a most generous plot with gardens to four sides and has the potential to be extended or developed subject to any necessary consents. To the front is a gated driveway which provides ample off road parking for numerous vehicles and in turn leads to a double garage with power and lighting with double doors and rear uPVC access door. The front garden is predominantly lawned and screened by hedging for privacy. To the side is a good sized low maintenance area with garden shed. A side gate leads round to the rear where there is an impressive enclosed garden providing fantastic outdoor space for any buyer. Featuring an established lawned garden with flowering borders and seating/patio areas the garden enjoys the sun most of the day, A gate from the rear leads to the side and has a planted raised area which in turn brings you to the front driveway and garage.

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:

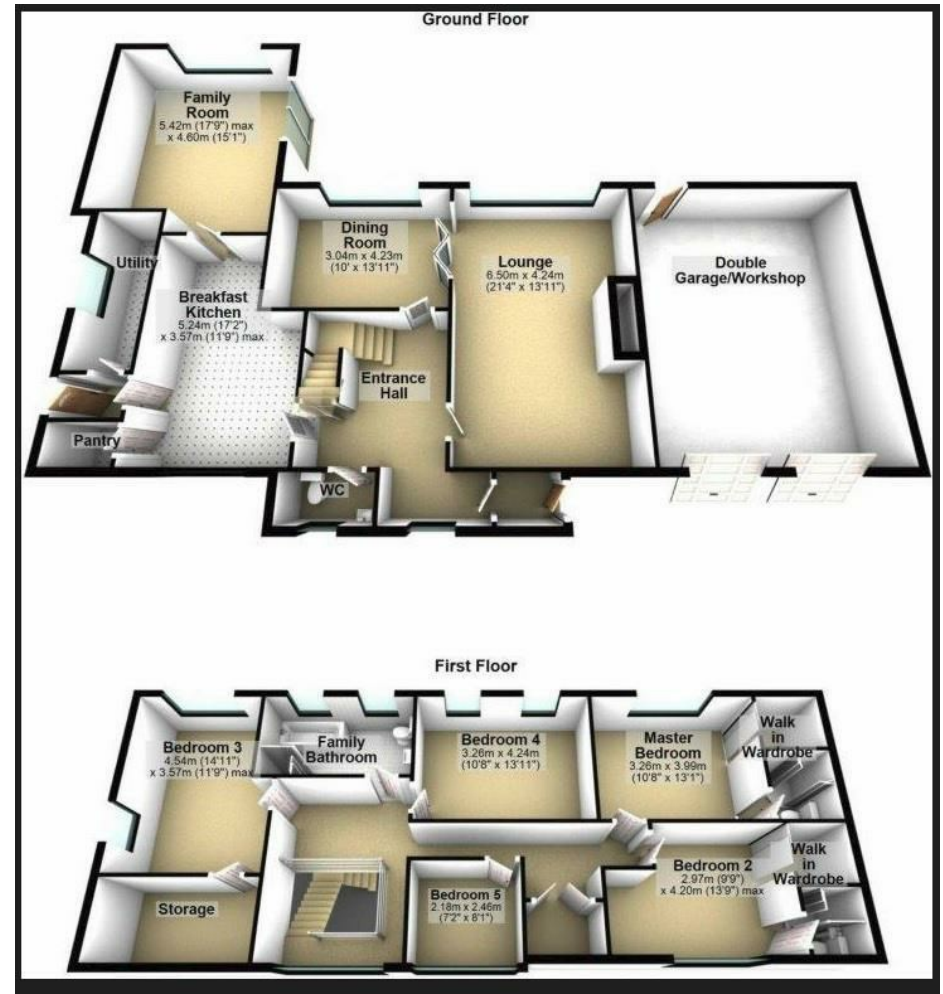
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MORTGAGES:

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.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	79
EU Directive 2002/91/EC			

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