



19 Cornmill Avenue, Liversedge, WF15 7EB
£145,000

bramleys





Situated in a popular location close to local amenities and well regarded schooling is this 3 bedrooomed mid town house. Featuring uPVC double glazing and gas central heating system, the property has a modern shower room, along with garden areas to both front and rear. Priced to reflect the updating works required, and an early viewing is recommended to appreciate the potential on offer.



GROUND FLOOR

Entrance Vestibule

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

Lounge

15'8" x 13'2" (4.78m x 4.01m)

Located to the front and having a uPVC double glazed window and a central heating radiator. To one wall is a feature stone fireplace with inset fire and timber mantel. Double doors lead into the Kitchen/Dining area.

Dining Area

9'5" x 8'4" (2.87m x 2.54m)

With a uPVC double glazed window and a central heating radiator. Open plan access to the Kitchen.

Kitchen

9'2" x (2.79m x)

Fitted with wall and base units with work surfaces and inset sink unit with mixer tap and drainer. There is a useful under stairs store, a uPVC double glazed window and a uPVC door out to the rear garden.

FIRST FLOOR

Landing

with access to bedrooms and shower room.

Bedroom 1

13'9" x 11'5" (4.19m x 3.48m)

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

Bedroom 2

13'9" x 10'4" (4.19m x 3.15m)

Another double bedroom overlooking the rear garden and having a central heating radiator and a uPVC double glazed window.





Bedroom

8'3" x 6'7" (2.51m x 2.01m)

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

Shower Room

Furnished with a modern walk in good sized shower and a wash basin and WC set within vanity unit. There is complimentary tiling to the wall and floor, along with a uPVC double glazed window and a radiator.

OUTSIDE

To the front of the property is a low maintenance garden area with pathway and planted areas. The enclosed rear garden is paved with raised planted borders. Parking is available in communal car parks to either end of the row of properties.

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 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.

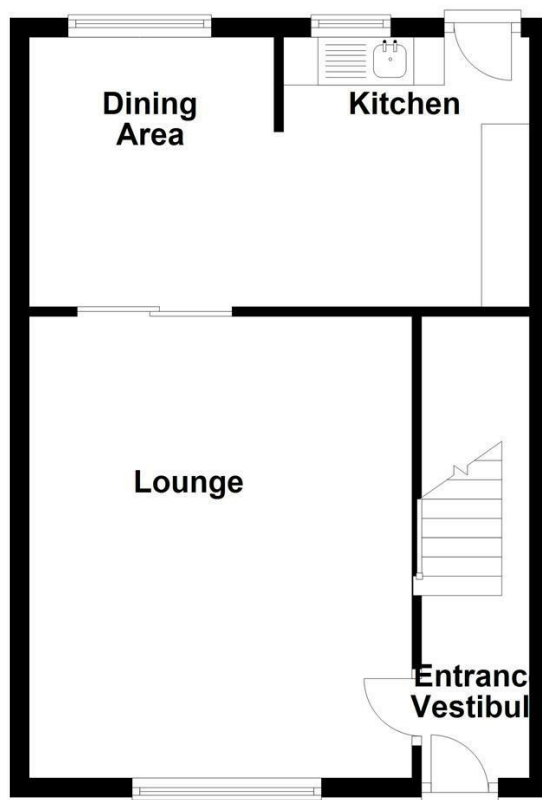
ONLINE CONVEYANCING SERVICES:

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.

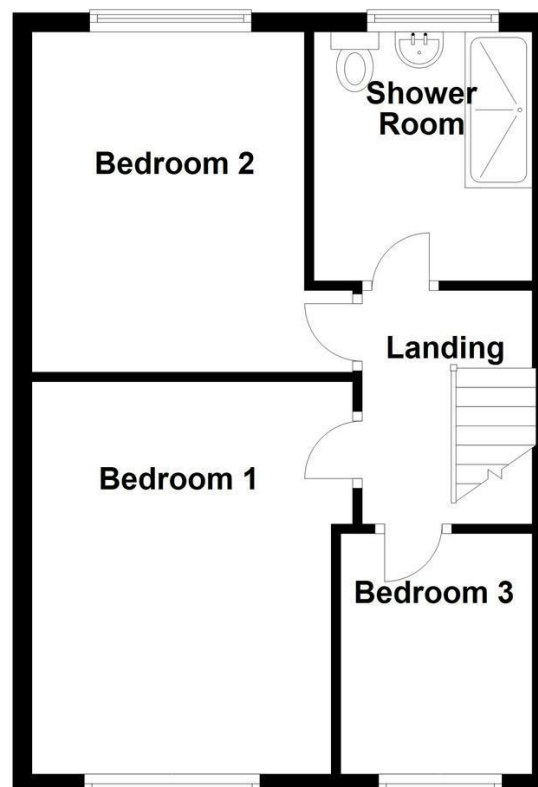




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

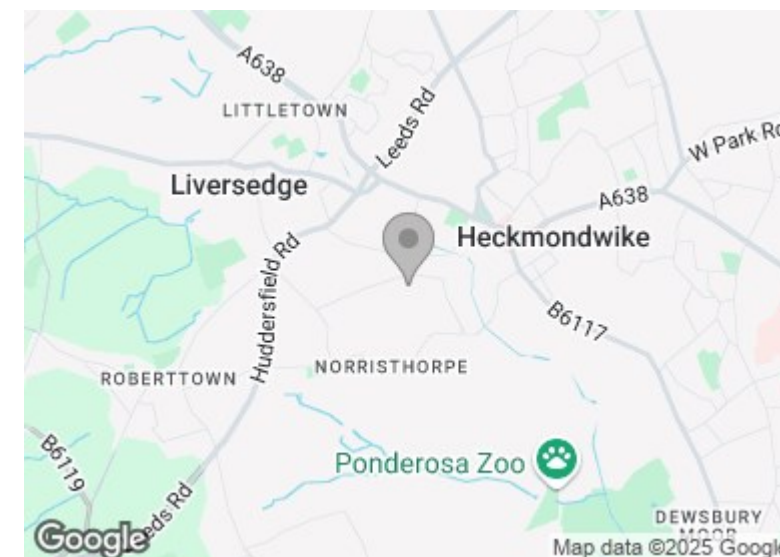
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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