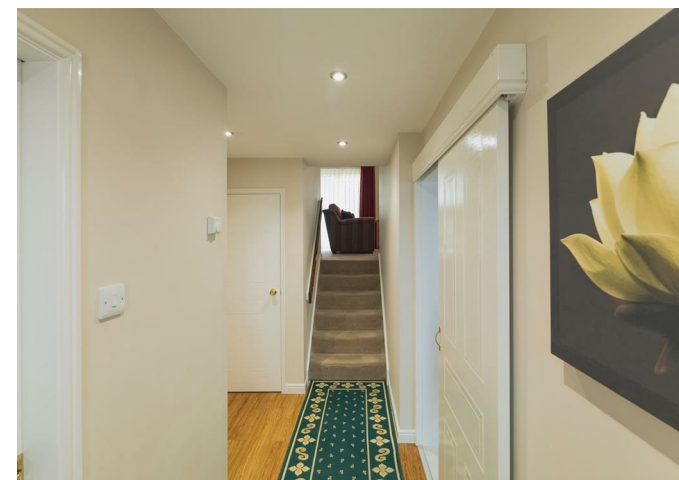




3 Millstone Rise, Liversedge, WF15 7BW  
Offers Over £340,000

**bramleys**

This beautiful example of a family home is well presented throughout and really must be viewed to be appreciated. Set on a good sized plot with potential to extend subject to necessary consents, the true four bedroomed detached property features uPVC double glazing, gas central heating system and has a security alarm, along with a driveway, garage and a larger than average enclosed rear garden. The accommodation has been much improved by the current vendor and internally boasts a modern quality dining kitchen with integrated appliances, a good sized lounge, 4 bedrooms with fitted furniture and a contemporary 4 piece bathroom. Externally all uPVC facias and guttering have been recently replaced. Located in an ever popular area with well regarded schooling nearby, local amenities on hand and a major road and rail links within close proximity.





## GROUND FLOOR

### Entrance Hall

Accessed via a front uPVC door and having a useful store cupboard and a further built in utility cupboard, along with a central heating radiator and half staircase to the Lounge.

### WC/Washroom

Having a recently replaced WC and modern washbasin with vanity storage under. There is a central heating radiator and a uPVC double glazed window.

### Dining Kitchen

16'2" x 11'0" (4.93m x 3.35m)

This impressive room has been fitted with a fantastic range of contemporary wall and base units with complimentary work tops, tiled splashbacks and inset sink unit with mixer tap and drainer. A central island with granite finish houses additional storage and further glass fronted units with base cupboards and drawers complete this versatile kitchen. A range of

integrated appliances are fitted including a double oven, a ceramic hob with overhead extractor, a microwave and fridge freezer. The kitchen has ample space for a dining table and has a side exterior door along with a front uPVC double glazed window and a ladder style radiator.

### Lounge

17'2" x 11'5" (5.23m x 3.48m)

A spacious Lounge with a central heating radiator, a uPVC double glazed window and a feature wall mounted modern fire. uPVC double glazed sliding patio doors lead out to the rear garden. A half staircase leads to the upper floor accommodation.

## FIRST FLOOR

### Landing

With a useful built in store cupboard and a side uPVC double glazed window.





### Bedroom 2

11'0" x 8'11" (3.35m x 2.72m)

Located to the front, this double bedroom has a uPVC double glazed window and a central heating radiator. To one wall is a range of fitted wardrobes.

### Bedroom 4

8'4" x 6'1" (2.54m x 1.85m)

The fourth bedroom is currently used as an office and has a uPVC double glazed window to the front and a central heating radiator.



### Bathroom

This recently renovated bathroom is furnished with a four piece contemporary suite comprising of panelled bath, an independent shower cubicle with wall mounted shower, a WC and a wash basin set within a vanity unit. There is complimentary wall tiling, a ladder style radiator and a uPVC double glazed window.

### Landing

Leading to bedrooms 1 and 3 and having access to a boarded loft with pull down ladder.

### Bedroom 1

11'2" x 10'3" (3.40m x 3.12m)

The master bedroom enjoys views over the rear garden via a uPVC double glazed window and has a central heating radiator. A range of wardrobes and fitted to one wall and there is a dressing table unit with drawers.

### Bedroom 3

8'6" x 7'1" (2.59m x 2.16m)

Again located to the rear and having a central heating radiator, a uPVC double glazed window and fitted wardrobe and drawers.



### OUTSIDE

To the front of the property is a stone chipped garden area which could provide additional parking, plus a driveway providing off road parking facilities. An attached single garage has an up and over door, power and lighting. A path and side gate lead around the side of the property and into the rear garden. At the rear is a larger than average enclosed garden with lawn, planted borders and a paved patio 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:

Band C

### MORTGAGES:

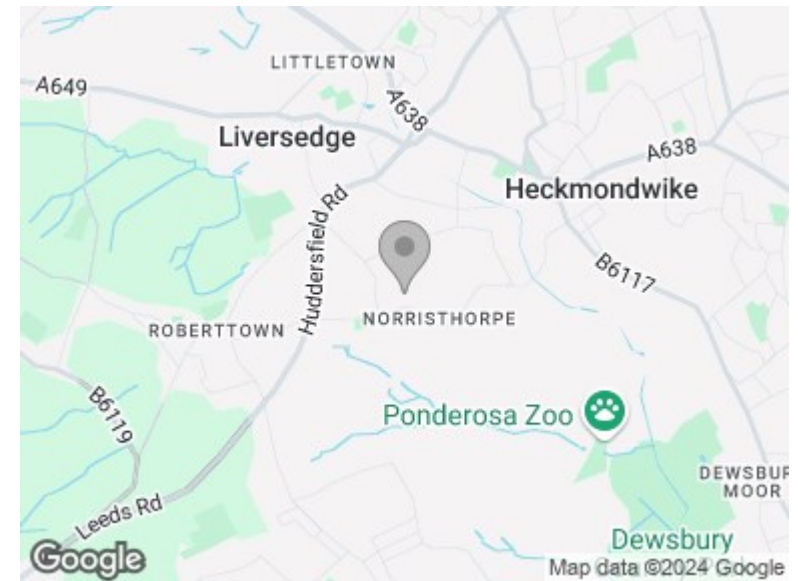
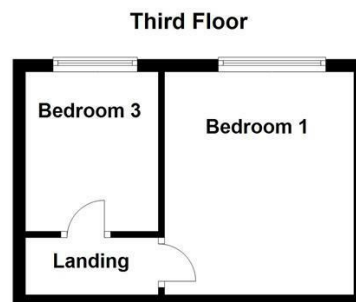
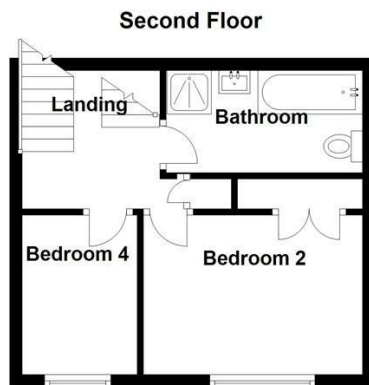
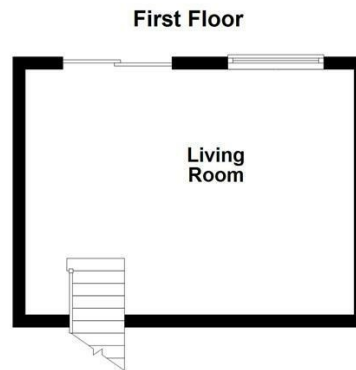
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### ONLINE CONVEYANCING SERVICES:

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

