



20 Cornmill Drive, Liversedge, WF15 7EE
Offers In The Region Of £170,000

bramleys





Situated in a popular and well established area is this traditional semi detached house. Offering three bedroomed accommodation, the property is well presented throughout and features both uPVC double glazing and a gas central heating system. Having gardens to front and rear and driveway parking the property has a modern kitchen and bathroom and would make an ideal home for a first time buyer or growing family. With well regarded schooling and local amenities available nearby, an early viewing is strongly recommended.

GROUND FLOOR

Entrance Vestibule

Accessed via a composite front door and having stairs to the first floor.

Lounge

13'3" x 13'2" (4.04m x 4.01m)

A well presented Lounge overlooking the front and having a uPVC double glazed window and a central heating radiator. To one wall is a feature fireplace with hearth and inset gas fire.

Dining Kitchen

16'1" x 6'8" (4.90m x 2.03m)

Fitted with a range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. integrated with the units is a four ring hob with chimney style extractor over and in built under oven. There is plumbing for a washing machine, 2 uPVC windows and a central heating radiator. A useful understairs cupboard provides storage and houses the central heating boiler. An exterior door leads out to the rear garden.

FIRST FLOOR

Landing

Leading to bedrooms and bathroom.

Rear Bedroom

10'9" x 10'2" (3.28m x 3.10m)

Overlooking the rear garden via a uPVC double glazed window and having a central heating radiator.

Front Bedroom

10'4" x 9'3" (3.15m x 2.82m)

Having a built in cupboard, a central heating radiator and a uPVC double glazed window to the front.

Front Bedroom

7'4" x 7'1" (2.24m x 2.16m)

With a central heating radiator and a uPVC double glazed window.





Bathroom

Furnished with a 3 piece suite comprising of panelled bath with shower over, a WC and a wash basin. There is some tiling to the walls, central heating radiator and a uPVC double glazed window.

OUTSIDE

To the front is a lawned and planted garden with outer walling and driveway providing off road parking facilities. A path to the side has an in built store and leads to the rear garden. To the rear is a mature and established garden with lawns, planted sections and shed.

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:

To be confirmed.

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.

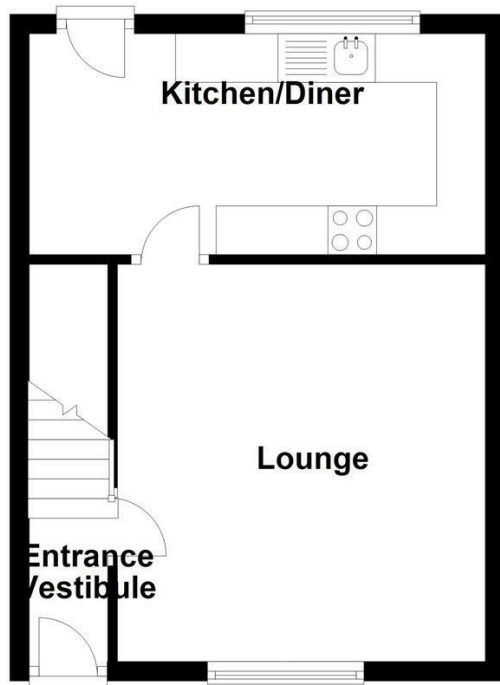
ONLINE CONVEYANCING SERVICES:

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.

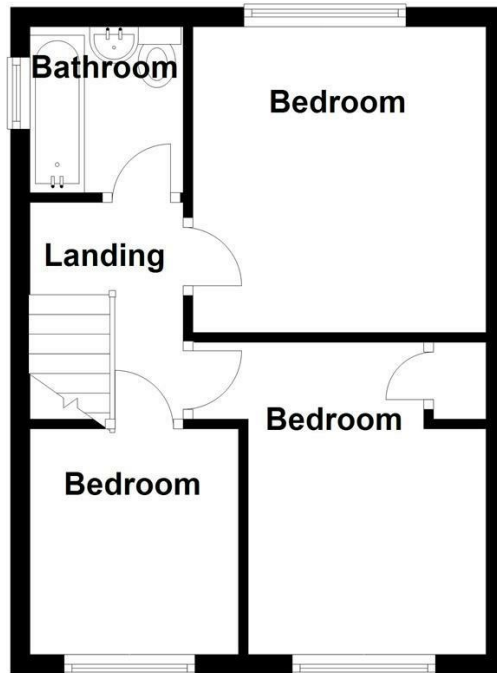




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		66	
(55-68) D			
(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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