



76 Lumb Lane, Liversedge, WF15 7NB
Offers Over £260,000

bramleys



Offered for sale with no vendor chain is this well presented 3 bedroom semi detached property, situated on a good sized plot in the much sought after village of Roberttown. Features include gas fired central heating, underfloor heating to the lounge, uPVC double glazing with a layout comprising: entrance hallway, lounge, dining kitchen, 3 first floor bedrooms and bathroom. Externally there are gardens to front and rear, off road parking for 3 cars and a detached garage. An internal viewing is highly recommended to appreciate the quality of accommodation on offer. ****BACK ON THE MARKET DUE TO COLLAPSED CHAIN****

GROUND FLOOR

Enter the property via a composite and glazed exterior door into the entrance hallway.

Entrance Hallway

Having a staircase rising to the first floor and doors accessing the lounge and kitchen.

Lounge

12'6" x 11'6" (3.81m x 3.51m)

This well presented room is situated to the front of the property and features underfloor heating with tiling over. There is a ceiling mounted projector and a uPVC double glazed window to the front elevation.

Kitchen

17'7" x 14'2" (5.36m x 4.32m)

The generously proportioned dining kitchen is fitted with a range of base and wall units with wooden working surfaces and upstands inset into which is a sink unit with mixer tap. Further integrated appliances include electric oven, microwave, electric hob and dishwasher. There is a breakfast bar area with seating for 4 people, tiled flooring, a uPVC double glazed window and uPVC double glazed French doors. A door accesses the porch.

Porch

Housing the central heating boiler, having a central heating radiator and uPVC double glazed windows and door.

FIRST FLOOR

Landing

Having a loft access point and doors accessing the first floor accommodation.

Bedroom 1

14'2" x 8'3" (4.32m x 2.51m)

The master bedroom is situated to the rear of the property and has fitted robes to one wall which have ample hanging and storage space, a central heating radiator and a UPVC double glazed window to the rear elevation.

Bedroom 2

12'0" x 9'9" (3.66m x 2.97m)

Another good sized bedroom situated to the front of the property with further fitted robes to one wall, a central heating radiator and a UPVC double glazed window overlooking the front garden.

Bedroom 3

9'9" x 7'7" (2.97m x 2.31m)

Having a uPVC double glazed window overlooking the front of the property and a central heating radiator.

Bathroom

This newly fitted bathroom has a 3 piece suite comprising panelled bath with shower over, vanity sink and low flush W.C. There is aqua panelling to the wall, a towel radiator and a uPVC double glazed window to the rear of the property.





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.

OUTSIDE

To the front of the property timber gates give access to a tarmac drive which allows parking for a number of vehicles and leads to the detached garage which has an up and over door. The front garden has artificial grass, mature hedging and new fencing and a path leads to the rear garden. The well proportioned rear garden is private, has artificial grass, is fenced and has a sunken trampoline and firepit seating area. In addition to this area is a decoratively tiled patio seating area and stairs leading to the French doors. This superb garden would make a wonderful area to entertain and a safe and secure are for children to play in the summer months.

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.

DIRECTIONS:

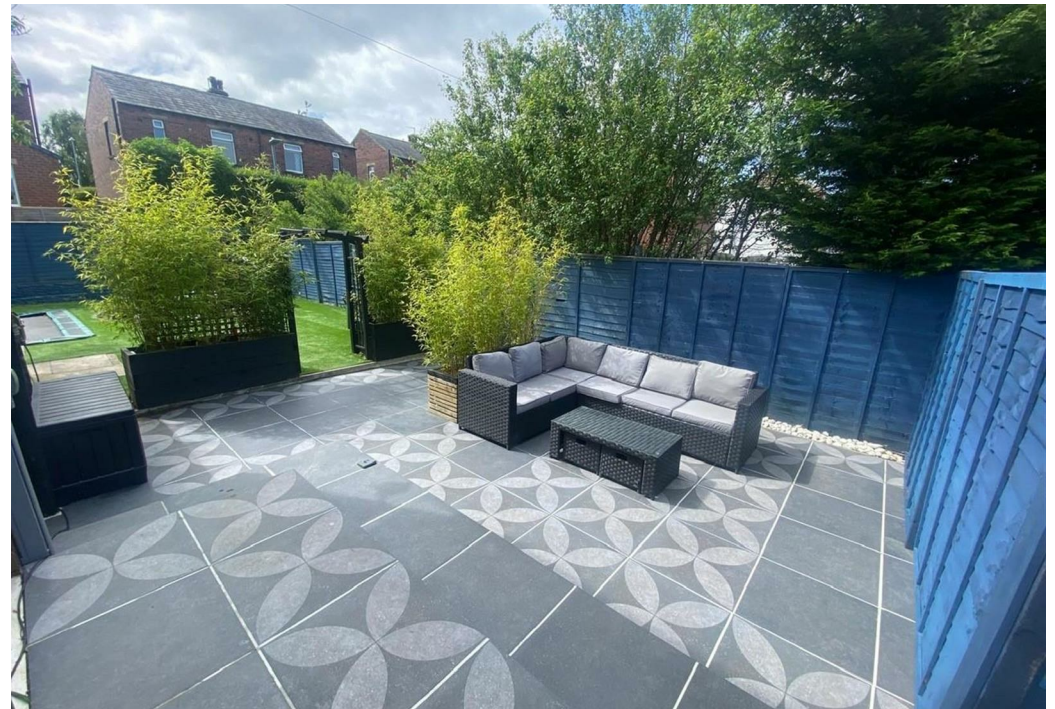
Leave Bramleys in the direction of Dewsbury turning left into Knowl Road which follows on into Water Royd Lane and Old Bank Road. At the T junction with the Co-op turn left into Sunnybank Road and at the Fountain traffic lights proceed straight across into Child Lane and take the 3rd right into Lumb lane where this property can be found on the left hand side.

TENURE:

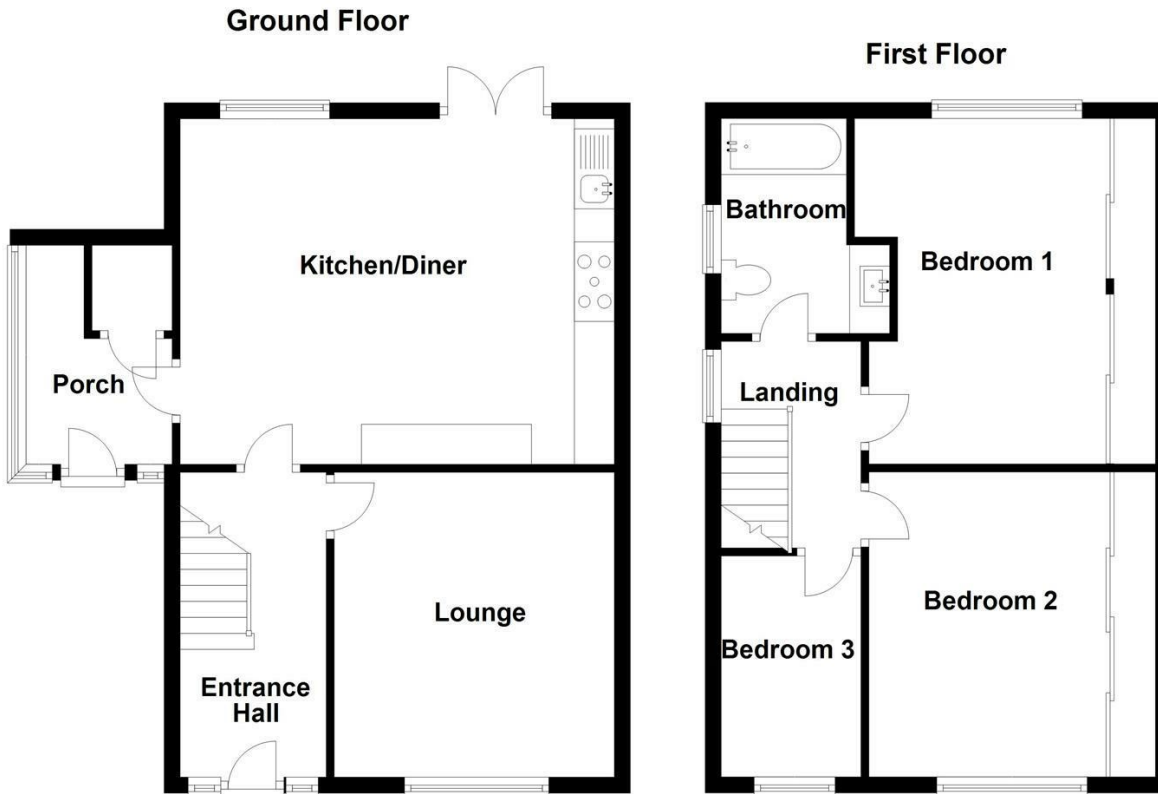
Freehold

COUNCIL TAX BAND:

Band C





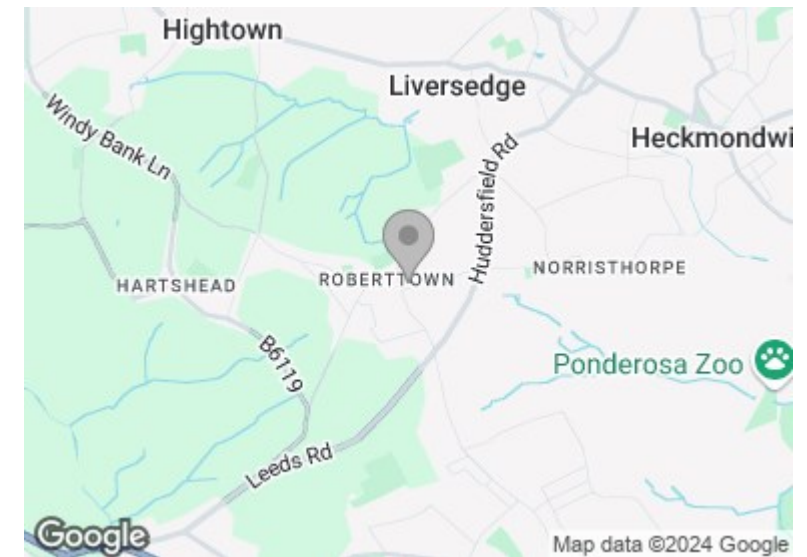


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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