



24 Fountain Drive, Liversedge, WF15 7PX

£240,000

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Situated in an ever popular location is this well presented semi detached house. Having undergone a full program of renovation works over recent years, the property is extremely well presented and boasts modern and quality fixtures and fittings throughout, The three bedroomed accommodation now features a modern kitchen/dining area with integrated appliances, a pleasant lounge with French doors, 3 first floor bedrooms and a contemporary bathroom. Set on a generous plot with driveway, garage and larger than average enclosed rear garden with summerhouse. This property would make an ideal family home with well regarded schooling, amenities and road and rail links nearby. An early viewing is an absolute must!





GROUND FLOOR

Kitchen with Dining Area

15'7" x 12'7" (4.75m x 3.84m)

Accessed via a side uPVC exterior door, this impressive kitchen/diner has uPVC double glazed windows to the front and side and a central heating radiator. The modern kitchen area is fitted with a comprehensive range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. A range of appliances are integrated including a four ring hob with extractor over, an oven and microwave, a fridge freezer and a dishwasher. The Dining area overlooks the front of the property and there is a feature open plan staircase leading to the first floor with useful storage cupboards.

Lounge

15'3" x 13'8" (4.65m x 4.17m)

A pleasant lounge overlooking the rear garden and having a central heating radiator and wall light points. uPVC double glazed French doors lead on to the garden.



FIRST FLOOR

Landing

With access to bedrooms and bathroom.

Bedroom 1

11'4" x 8'8" (3.45m x 2.64m)

Located to the rear and having a central heating radiator and a uPVC double glazed window enjoying view over the garden.

Bedroom 2

9'7" x 8'6" (2.92m x 2.59m)

Another well presented double bedroom with inbuilt storage cupboards, a central heating radiator and a uPVC double glazed window.





Bedroom 3

8'4" x 6'5" (2.54m x 1.96m)

Having a uPVC double glazed window to the rear and a central heating radiator.

Bathroom

This modern and contemporary bathroom is furnished with a 3 piece suite comprising of bath with shower over and shower screen along with a wash basin and WC incorporated in a vanity unit with storage. There is tiling to the walls, a central heating radiator and a side uPVC double glazed window.

OUTSIDE

To the front of the property is a lawned garden with planted borders, outer walling and a gated driveway providing ample off road parking facilities. The driveway in turn leads to a larger than average garage with up and over door, power and lighting. There is a utility area to the rear of the garage with plumbing for an automatic washing machine and a side access door. The spacious rear garden has a paved seating area, along with a good sized lawned area and a summerhouse to the rear with additional paved section.

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 B

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:

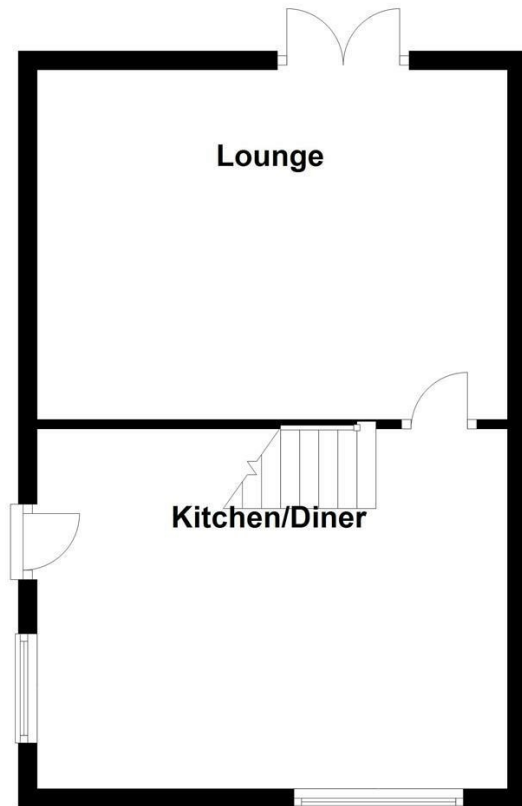
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



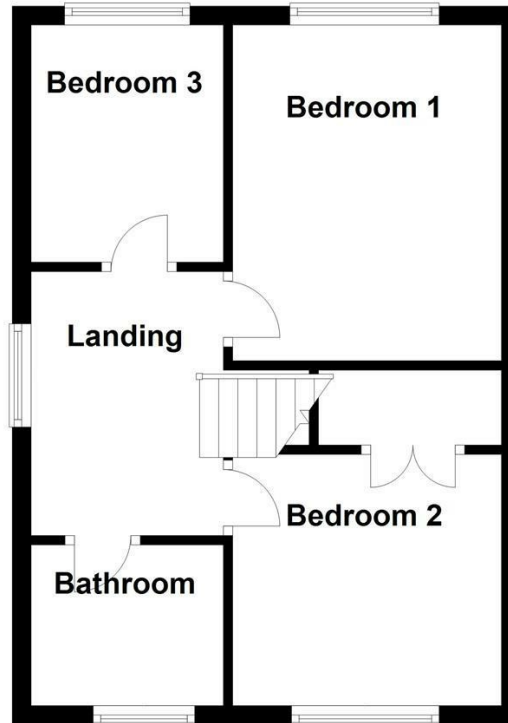




Ground Floor



First Floor



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			88
(81-91) B			
(69-80) C		73	
(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	