



56 Spring Bank Drive, Liversedge, WF15 7QS

£395,000

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This superbly presented 4 bedroom extended detached property has been a much loved family home by the current owners. Offering good sized accommodation throughout, the property has a security alarm system, uPVC double glazing and gas fired central heating. With a layout comprising: ground floor entrance hall, dining room, kitchen, utility room, ground floor WC, lounge, first floor landing, 4 double bedrooms, the master having en-suite facilities and a house bathroom. Externally there is an integral garage, off road parking for 2 vehicles and superb gardens to both the front and rear. Situated in a highly sought after area with well regarded schooling close by, amenities such as the public transport network and shops are only a short distance away. An internal viewing is high recommended to fully appreciate the accommodation on offer.

Energy Rating - TBA



GROUND FLOOR:

Enter the property via a uPVC double glazed exterior door.

Entrance Hall

Having a staircase rising to the first floor, a central heating radiator and doors accessing the kitchen, ground floor WC and lounge. There is a useful cupboard and the hallway is open into the dining room.

Dining Room

8'8" x 8'6" (2.64m x 2.59m)

Having a feature uPVC double glazed bay window to the front elevation, central heating radiator and a floor to ceiling mirrored wall.

Kitchen

10'7" x 9'0" (3.23m x 2.74m)

Situated to the rear of the property, having a uPVC double glazed window and a central heating radiator. Being fitted with a range of matching wall and base units with laminated working surfaces and tiled splashbacks inset into which is a composite 1.5 bowl sink unit with side drainer and mixer tap. Further integrated appliances include a 4 ring gas hob with stainless steel and glass extractor fan over, an electric double oven beneath, and there is space and plumbing for a dishwasher and under counter space for a fridge/freezer. A door access the utility room.

Utility Room

8'0" x 5'4" (2.44m x 1.63m)

This well proportioned utility room has storage, laminate work surface and an inset 1.5 bowl sink unit with side drainer and mixer tap. There is also a central heating radiator, uPVC double glazed window, uPVC double glazed exterior door accessing the rear garden, with a further door accessing the garage and space and plumbing for a washing machine.

Cloakroom/WC

Fitted with a 2 piece suite comprising low flush WC and pedestal wash hand basin. There is also a central heating radiator and a uPVC double glazed window to the rear elevation.

Lounge

17'7" x 10'7" (5.36m x 3.23m)

A spacious reception room which enjoys ample natural light by way of a uPVC double glazed window to the front elevation and uPVC double glazed French doors to the rear elevation. The main feature of the living room is a living flame gas fire set within a decorative surround with matching back and hearth. There are also 2 central heating radiators.

FIRST FLOOR:

Landing

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

Master Bedroom

12'5" x 9'1" (3.78m x 2.77m)

This good sized master bedroom has fitted mirrored wardrobes to one wall which allows for ample hanging and storage space. There is a central heating radiator and uPVC double glazed window to the front elevation commanding far reaching views, a door accesses the en-suite shower room.

En suite Shower Room

Having a larger than average walk-in shower, pedestal wash hand basin and low flush WC. Being fully tiled and having a ladder style radiator, storage cupboard and uPVC double glazed window to the rear elevation.

Bedroom 2

11'5" x 9'4" (3.48m x 2.84m)

Having far reaching views to the front elevation from the uPVC double glazed window. There is also a central heating radiator, a useful storage cupboard and a walk-in wardrobe.



Bedroom 3

16'3" x 6'9" (4.95m x 2.06m)

Extended from its original form, this good sized third bedroom is situated to the rear of the property and has a central heating radiator and 2 uPVC double glazed windows.

Bedroom 4

10'5" x 8'1" (3.18m x 2.46m)

This fourth bedroom is of double proportions and is situated to the front of the property. Having a uPVC double glazed window and a central heating radiator.

Bathroom

Fitted with a 3 piece suite comprising of a panelled bath with shower over and glass shower screen, pedestal wash hand basin and low flush WC. There is a central heating radiator and a uPVC double glazed window to the rear elevation.

OUTSIDE:

To the front of the property there is a tarmac driveway providing off road parking and in turn leads to the integral garage. The front garden is mainly laid to lawn and has mature planted borders. Access can be gained to the rear garden which is fenced and hedged for security and privacy. The rear garden is mainly laid to lawn but, has an Indian stone patio area and decked seating area with gazebo, which makes it ideal for entertaining in the summer months.

Integral Garage

Having an up and over door, power/light and houses the central heating boiler.

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 Office in the direction of Dewsbury, taking the left onto Knowl Road. Continue along into Water Royd Lane and into Old Bank Road, at the T Junction with the coop turn left into Sunnybank Road and at the fountain traffic lights turn right into Huddersfield Road. At the cross roads turn right onto Norristhorpe Lane and continue along over the mini roundabout where Spring Bank Drive can be found as a turn in on the left hand side. Continue along Spring Bank Drive to the cul-de-sac area at the end where this property can be found.

TENURE:

Freehold

COUNCIL TAX BAND:

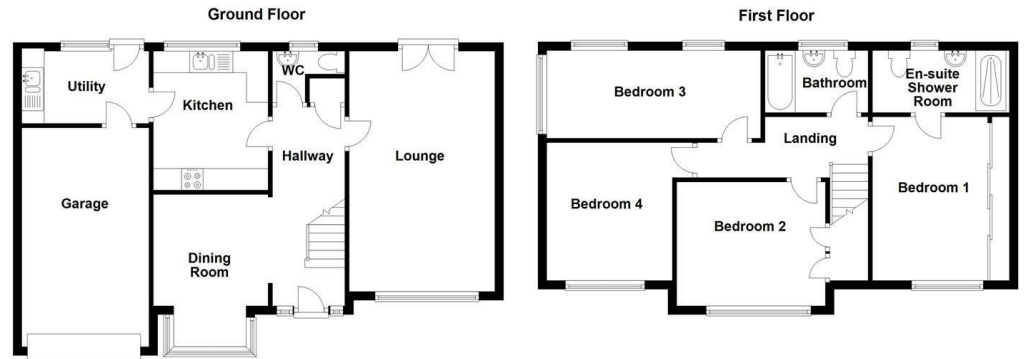
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MORTGAGES:

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.



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			
(12 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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