



78 Halifax Road, Liversedge, WF15 6PS
Offers Over £200,000

bramleys





Offered for sale with no onward chain is this good sized detached true bungalow. Situated in an ever popular location with local amenities, schooling and major road and rail links nearby. The two bedroomed accommodation has been priced to reflect the updating works required and is located on a generous plot with gardens, driveway and single garage. An early viewing is strongly recommended to appreciate the potential on offer.



GROUND FLOOR

Entrance Hallway

Kitchen

10'4" x 9'4" (3.15m x 2.84m)

Fitted with wall and base units with tiled splashbacks and worktops with stainless steel sink unit with drainer. Two uPVC double glazed windows overlook the front and side and there are built in store cupboards and a wall mounted central heating boiler.

Lounge

12'11" x 12'0" (3.94m x 3.66m)

A good sized room with a full height uPVC double glazed window overlooking the front and two central heating radiators. To one wall is a fireplace with fire and hearth.

Bedroom 1

14'1" x 12'1" (4.29m x 3.68m)

A spacious double bedroom with a uPVC double glazed window to the rear and a central heating radiator.

Bedroom 2

10'2" x 8'5" (3.10m x 2.57m)

Again positioned to the rear and having a central heating radiator and a uPVC double glazed window.

Bathroom

Furnished with a bath and wash basin. There is some wall tiling, a central heating radiator and a uPVC double glazed window.

WC

With a WC and a uPVC double glazed window.





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 is a spacious front garden with a side driveway providing off road parking facilities. At the end of the drive is a detached single garage with up and over door. The good sized rear garden is predominantly paved and has tiered sections.

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:

Leasehold

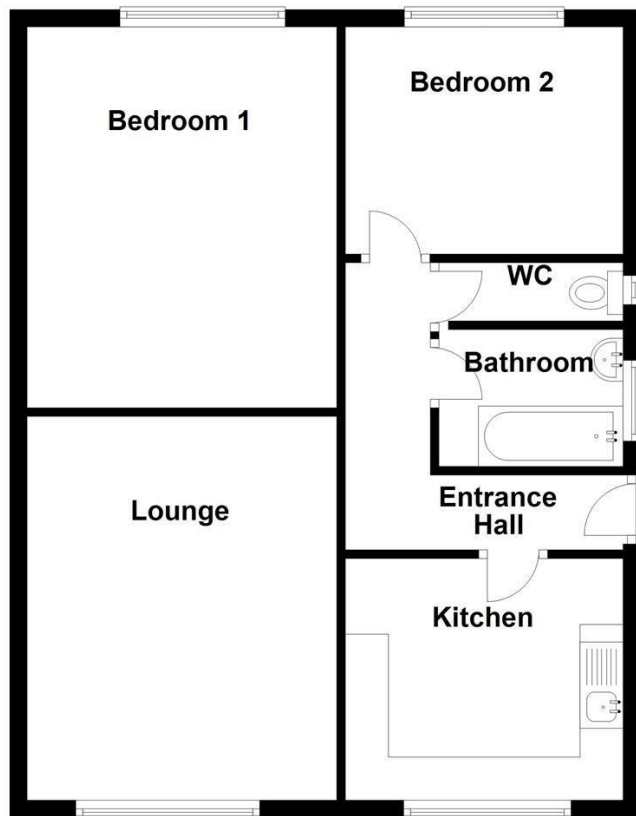
COUNCIL TAX BAND:

Band C





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(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	

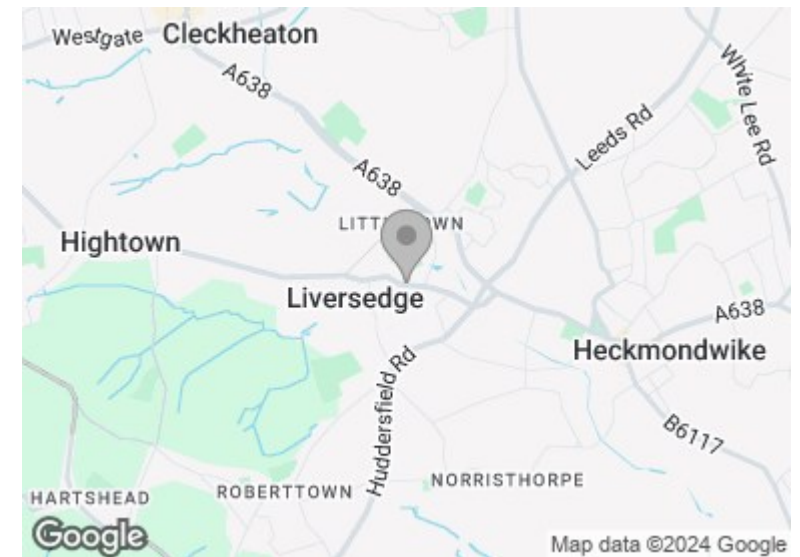
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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