



37 Springfield Court, Liversedge, WF15 7HA  
£269,950

**bramleys**



Situated on a modern development in the sought after area of Roberttown is this spacious and well presented end town house. Offering good sized accommodation, arranged over three storeys and having three double bedrooms and three recently refurbished bathrooms, this property will make an ideal family home. Located on a pleasant plot with side driveway, enclosed rear garden and versatile garden office, and having far reaching views over neighbouring farm land, an early viewing is strongly recommended.









## GROUND FLOOR

### Entrance Hall

Accessed via a front exterior door and having a central heating radiator and useful under stairs storage. A staircase leads to the first floor accommodation.

### Ground floor WC

Having been recently refurbished with a WC and a wash basin set within a storage unit.

### Kitchen

12'9" x 9'5" (3.66m'2.74m" x 2.74m'1.52m")

Situated to the front, this modern kitchen is fitted with a comprehensive range of wall and base units with work surfaces, tiled splash backs and inset sink unit with mixer tap and drainer. Integrated within the kitchen is a four ring hob with extractor over and inbuilt under oven. A walk in uPVC double glazed window overlooks the front and there is a central heating radiator.

## Living Room

18'11" x 15'6" (5.49m'3.35m" x 4.57m'1.83m")

This spacious and pleasant lounge overlooks the rear garden via a bank of uPVC double glazed windows and has French doors leading outside, along with two central heating radiators and an air conditioning unit with heat option.

## FIRST FLOOR

### Landing

Leading to bedrooms two and three and having a useful storage area with a uPVC double glazed window and further staircase to the second floor.

### Bedroom 2

15'7" x 8'6" (4.57m'2.13m" x 2.44m'1.83m")

Enjoying views to the rear over neighbouring farm land via two uPVC double glazed windows. This good sized bedroom has built in wardrobes, a further built in cupboard and a central heating radiator.







### Bedroom 3

10'7" x 8'8" (3.05m'2.13m" x 2.44m'2.44m")

Another double bedroom, this time located to the front and having a central heating radiator and a uPVC double glazed window.

### Bathroom

This recently renovated bathroom is furnished with a contemporary 3 piece suite comprising of bath with shower over and shower screen, a wash basin set within a vanity unit and a WC. There is full tiling to the walls and a ladder style radiator.



### SECOND FLOOR

#### Master Bedroom

15'6" x 12' 5" (4.57m'1.83m" x 3.66m' 1.52m")

The master suite is fitted with a range of fitted wardrobes and has a uPVC double glazed window and a central heating radiator. A door leads to the en-suite shower room.

#### En-suite Shower Room

Another contemporary renovated room with a walk in shower cubicle, a wash basin set within a storage unit and a WC. Part tiled, a ladder style radiator and a sky light window.



### OUTSIDE

To the front of the property is a small forecourt planted area, and to the side is a private driveway providing ample parking provisions. The rear garden is enclosed for privacy and has a lawned area, along with a decked section. A versatile garden office with power and lighting is located at the head of the garden and has patio doors and a further storage 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 C

### 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.

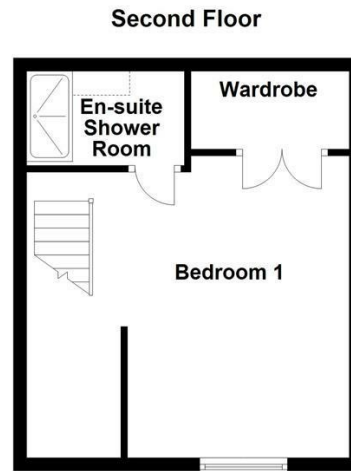
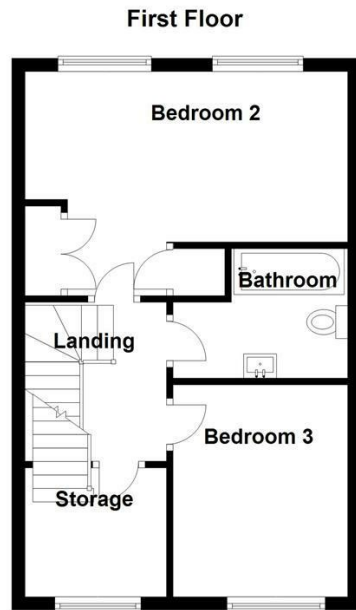
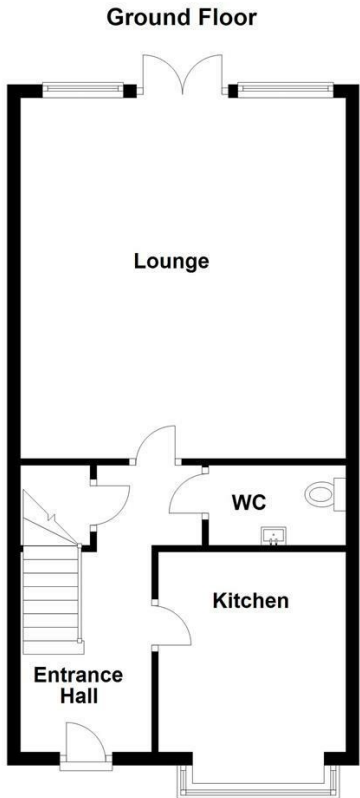












**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	87
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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