



1 & 3 Hare Park Lane, Liversedge, WF15 8EH
£350,000

bramleys

Bramleys are pleased to offer a unique opportunity to purchase two properties within one sale. The properties comprise of a larger than average family home which was formerly a newsagents and shop, together with an additional first floor, 2 bedroom apartment. The main house offers ideal family sized accommodation which boasts 3/4 bedrooms, along with versatile living accommodation which must be viewed to be fully appreciated.

The first floor apartment has independent stairway access and is a pleasant, modern 2 bedroom living space.

Externally the property is set on a gated plot, with pleasant patio area, off road parking facilities and a detached single garage.

Located in an ever popular area with well regarded local schooling, local amenities and major road/rail links nearby. Both properties are well presented throughout and an internal inspection is a must to appreciate the potential this purchase offers.

Energy Ratings: TBC & TBC





NO.1 HARE PARK LANE

Enter the property through a uPVC double glazed door into the entrance hall.

Entrance Vestibule

A further door leads into the lounge.

Lounge

18'4" x 16'9" (5.59m x 5.11m)

A spacious and pleasant lounge which is fitted with a uPVC double glazed window to both front and rear elevations, central heating radiator and feature panelled ceiling. To one wall there is a feature fireplace with inset wood burning stove.

Bedroom

14'9" x 10'4" (4.50m x 3.15m)

This good sized double bedroom is fitted with a central heating radiator and uPVC double glazed windows to both front and side.

Kitchen

13'3" x 10'2" (4.04m x 3.10m)

This modern kitchen is fitted with a good range of wall and base units with working surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. Integrated within the kitchen is a 4 ring hob with extractor over and a built-in double oven. A uPVC double glazed window overlooks the patio area, together with a wall mounted boiler and a central heating radiator.

Dining Room/Bedroom

16'8" x 12'8" (5.08m x 3.86m)

Formerly part of the shop area, this good sized room offers versatile accommodation. Currently used as a dining room, but with the possibility to be a bedroom, this spacious area has a central heating radiator and a uPVC double glazed window.

Utility Room

10'5" x 8'7" (3.18m x 2.62m)

Forming part of the former shop area, this room provides versatile space and is fitted with a uPVC double glazed window and central heating radiator. Open access leads through to further storage space.

Inner Lobby

A uPVC exterior door gives access to the patio and outside space. A further door leads through to the shower room.

Shower Room

Furnished with a modern ground floor shower room which is furnished with an independent walk-in shower cubicle, wash basin set within a vanity unit and a low flush WC. There is tiling to the wall areas, a uPVC double glazed window and a central heating radiator.

Hallway

With built-in storage cupboard and stairs leading to the first floor.

FIRST FLOOR:

Landing

A spacious landing area with a uPVC double glazed window and a central heating radiator.

Bedroom

13'9" x 10'11" (4.19m x 3.33m)

A good sized double which is fitted with a central heating radiator and a uPVC double glazed window.

Bedroom

10'2" x 6'7" (3.10m x 2.01m)

Having a uPVC double glazed window and a central heating radiator.

OUTSIDE:

The property is gated for security and privacy, with a low maintenance paved outside seating area, decked section and ample off road parking facilities. There is also a single garage with up and over door.

NO.3 HARE PARK LANE

Accessed via an external staircase.

FIRST FLOOR:

Accessed via a uPVC double glazed exterior door.

Utility Area

7'11" x 4'8" (2.41m x 1.42m)

With plumbing for a washing machine and a uPVC double glazed window.

Kitchen

12'6" x 7'5" (3.81m x 2.26m)

Fitted with wall and base units with work surfaces, tiled splashbacks and an inset sink unit with mixer tap and drainer. Integrated within the kitchen is a 4 ring hob with built-in oven beneath.

Inner Lobby

With access to additional living space.

Lounge

18'7" x 9'5" (5.66m x 2.87m)

A good sized lounge area which is fitted with uPVC double glazed windows to two elevations, exposed ceiling beams and a central heating radiator.

Bedroom 1

10'8" x 7'7" (3.25m x 2.31m)

With a central heating radiator and uPVC double glazed window.

Bedroom 2

7'9" x 7'6" (2.36m x 2.29m)

With a central heating radiator and uPVC double glazed window.

Bathroom

Furnished with a 3 piece suite comprising of a panelled bath, wash hand basin and a low flush WC. There is tiling to the wall areas, uPVC double glazed window and a central heating radiator.

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:

No.1 Hare Park Lane - Band B

No.3 Hare Park Lane - Band A

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.

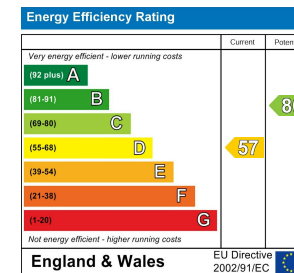
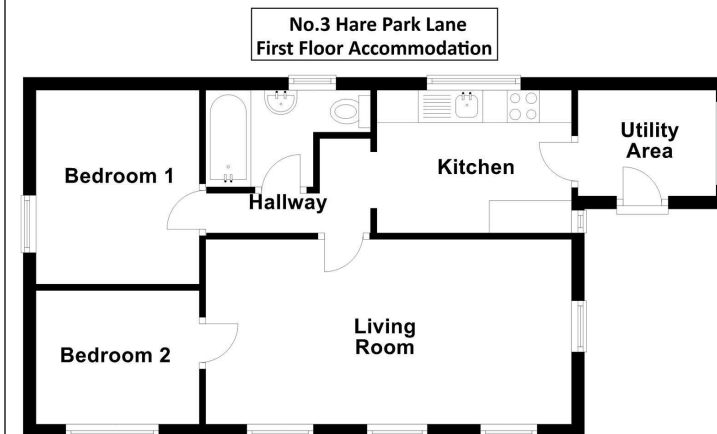
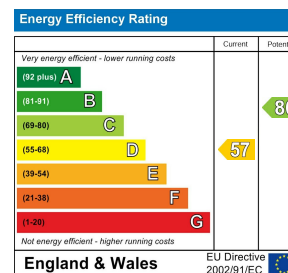
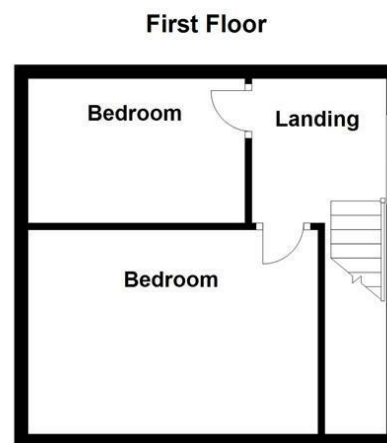
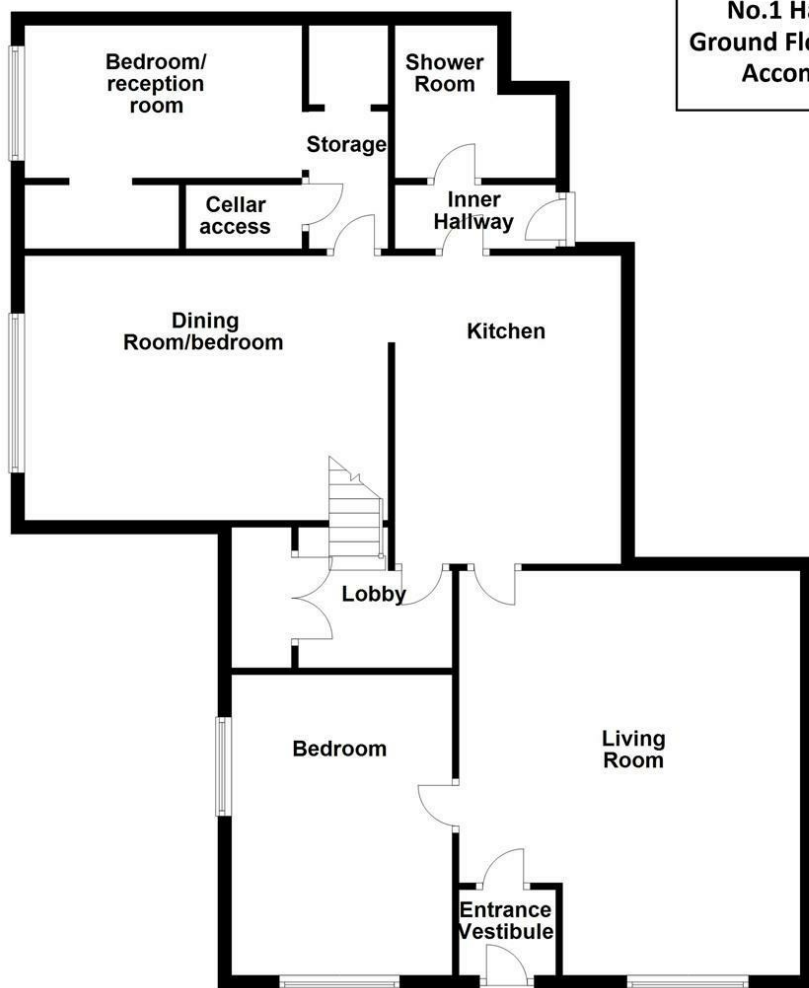
VIEWINGS:

Please call our office to book a viewing 01924 495334.









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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