



406 Wakefield Road, Liversedge, WF15 6BD

£125,000

bramleys



Conveniently located close to local amenities, well regarded local schooling and major road/rail links, is this well presented traditional terraced property. Offering deceptively spacious 2 bedroom accommodation, the property has been much improved by the current vendor and benefits from a recently installed central heating boiler and a newly fitted shower room.

An early viewing is strongly recommended to appreciate this ideal starter home which could be occupied with the minimum of expense.

Externally there is an enclosed rear yard and off road parking provisions.

Energy Rating: D





## GROUND FLOOR:

Enter the property via a uPVC external door into:-

### Entrance Vestibule

With stairs leading to the first floor and access into the lounge.

### Lounge

15'8" x 11'1" (4.78m x 3.38m)

Located to the front of the property, this pleasant lounge has a uPVC double glazed window and a central heating radiator.

### Cellar

Useful storage Room



## Kitchen

10'1" x 9'2" (3.07m x 2.79m)

This modern kitchen is fitted with a comprehensive range of wall and base units with working surfaces and tiled splashbacks. There is a 4 ring hob with chimney style extractor hood above, built-in oven and grill, fridge and freezer, as well as having space and plumbing for a washing machine. A uPVC double glazed window overlooks the rear garden and a uPVC exterior door gives access to the rear.

## FIRST FLOOR:

### Landing

### Bedroom 1

14'7" x 9'4" (4.45m x 2.84m)

This spacious master bedroom has a uPVC double glazed window, a central heating radiator and wardrobes to one wall.



## Bedroom 2

10'7" x 7'6" (3.23m x 2.29m)

Another double bedroom, positioned to the rear of the property and fitted with a central heating radiator, built-in storage cupboards and a uPVC double glazed window.

## Shower Room

Having recently been refurbished, this room has been furnished with a walk-in shower cubicle with display/storage niches, a vanity sink unit with storage beneath and a low flush WC. There are part tiled walls and a ladder style radiator.

## OUTSIDE:

The property is street lined to the front and to the rear there is an enclosed, low maintenance garden area with gateway and there are off road parking opportunities.

## 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 Heckmondwike via Westgate and proceed on Wakefield Road (A638) through the traffic lights. Continue past Wormald Street on the left and the property will be found on the right, clearly identified by the Bramleys for sale board.

## TENURE:

Freehold

## COUNCIL TAX 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:

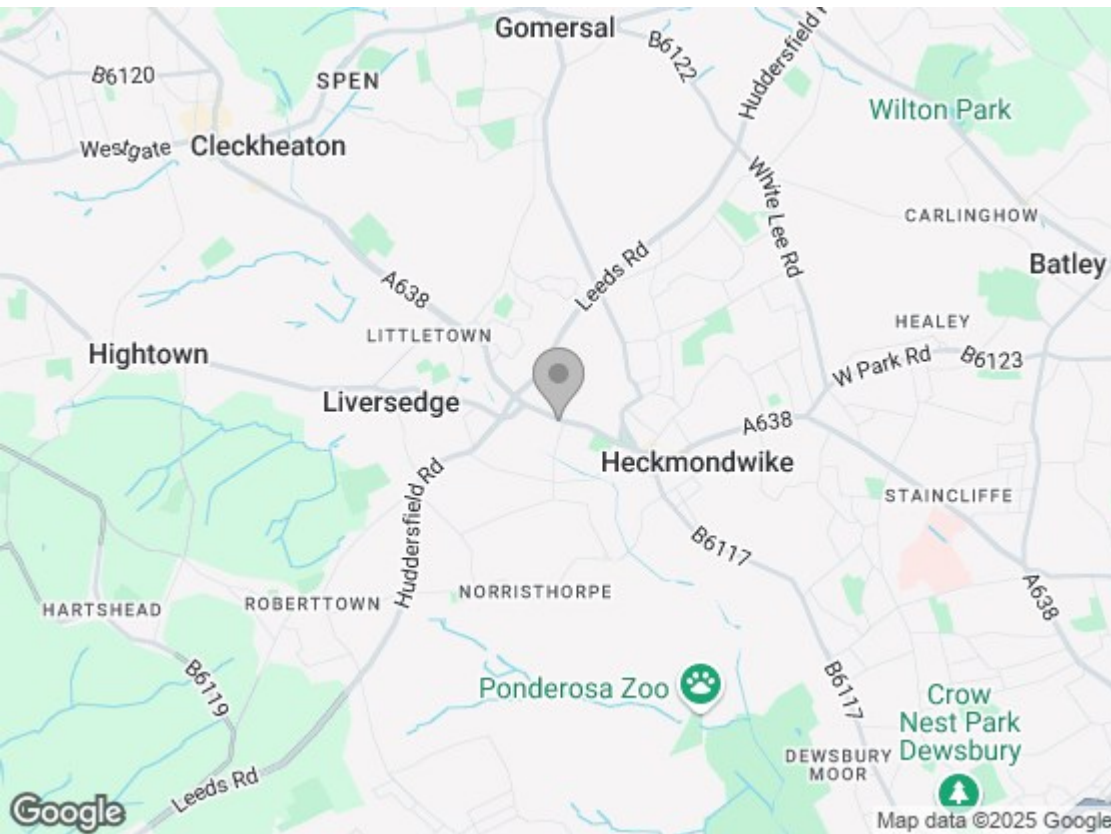
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

## VIEWINGS:

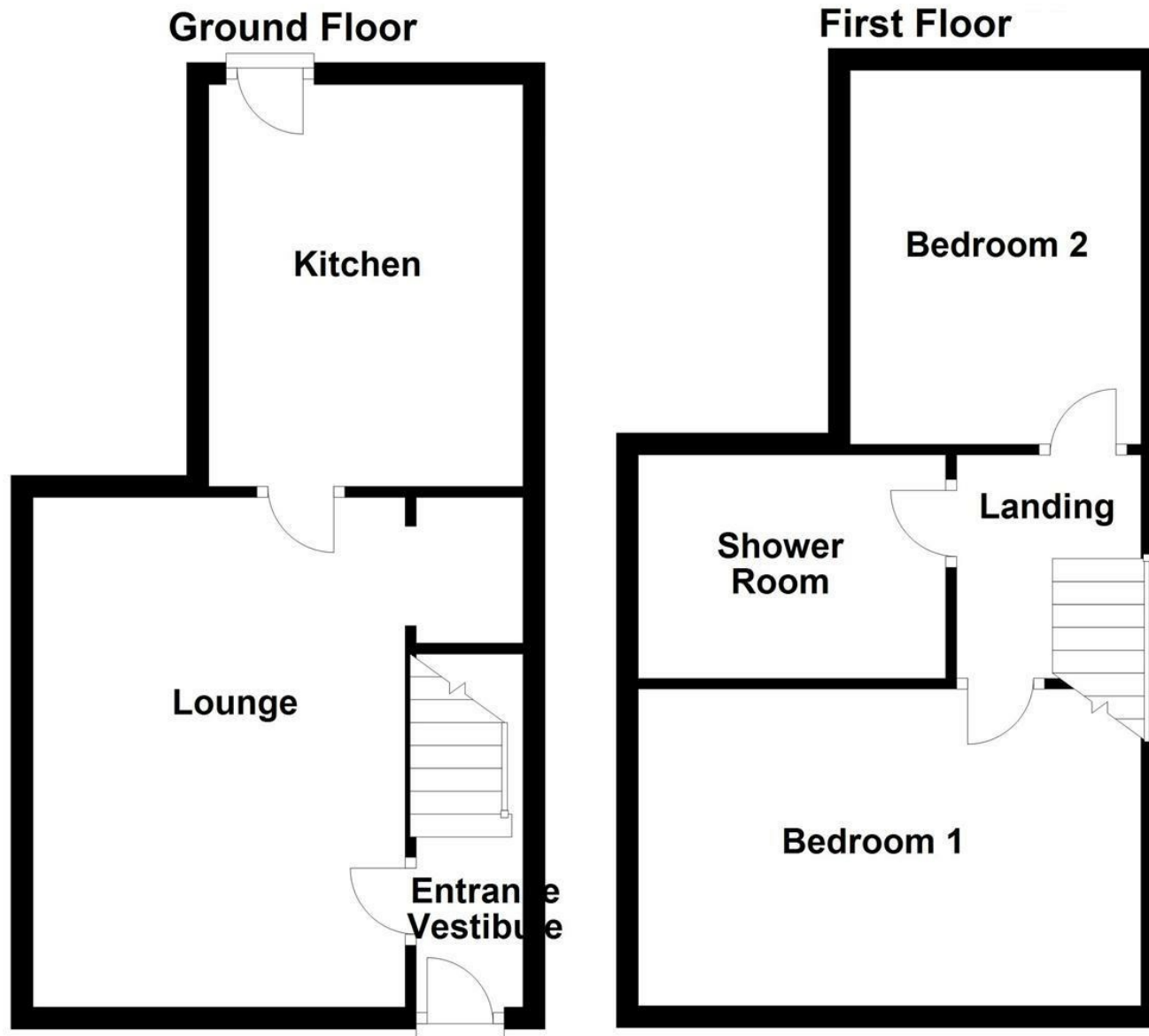
Please call our office to book a viewing on 01924 495334.







| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>85</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>66</b> |                         |
| (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 |           |                         |
| 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

Huddersfield | Halifax | Elland | Mirfield

