



7 George Street, Liversedge, WF15 6JU

£115,000

bramleys





Tucked away on a quiet residential street is this well presented, deceptively spacious traditional terraced property. Featuring 2 bedroom accommodation, the property has been updated by the current vendors and offers spacious 3 storey living space. An early inspection is strongly encouraged to appreciate this cosy home which has a newly installed central heating boiler (January 2025) and has a newly installed multi-fuel stove burner to the lounge area, along with quality fixtures and fittings throughout.

The property could be occupied with the minimum of expense, making it an ideal home for a first time buyer and has local amenities, well regarded local schooling and road/rail links available nearby.

Energy Rating: D





## GROUND FLOOR:

Enter the property through a uPVC external door and stairs to the first floor.

### Lounge

15'1" x 15'0" (4.60m x 4.57m)

This pleasant and well presented lounge has been upgraded in recent times, featuring a uPVC double glazed window and a central heating radiator. To one wall there is an inset fireplace with a multi-fuel wood burning stove. A door provides access to the lower ground floor accommodation.

## LOWER GROUND FLOOR:

### Dining Kitchen

14'8" x 14'4" (4.47m x 4.37m)

This spacious dining kitchen area overlooks the rear via a uPVC double glazed window. There is also a good range of wall and base units, working surface, splashbacks, inset stainless steel sink with mixer tap and drainer, 4 ring hob with built-in oven, ceiling spotlights, a central heating radiator and space for a washing machine.

### Wash Room

7'9" x 5'9" (2.36m x 1.75m)

This former bathroom is currently used as a hair dressing area, but has plumbing and pipework giving the option to be used as a utility room/bathroom if required. There is currently a wash basin, tiling to the walls and floor, together with a uPVC double glazed window.

## FIRST FLOOR:

### Landing

#### Bedroom 1

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

Situated to the front of the property, having a uPVC double glazed window and central heating radiator.

#### Bedroom 2

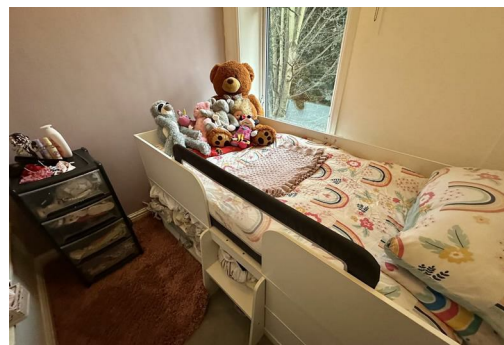
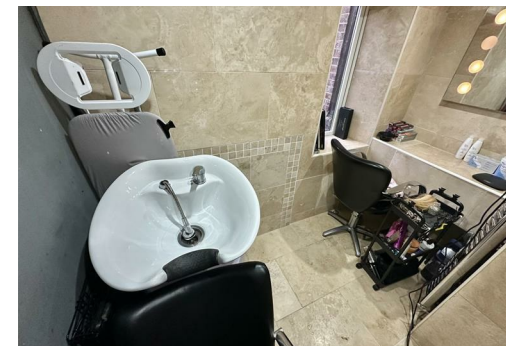
7'6" x 6'8" (2.29m x 2.03m)

With built-in hanging space, uPVC double glazed window and a central heating radiator.

### Bathroom

12'5" x 5'1" (3.78m x 1.55m)

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



OUTSIDE:

The front of the property is street lined.

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 passing the Bramley's office on the left hand side following in the direction of Liversedge. Continue through the first set of traffic lights and take the second left onto the A649 and upon reaching the crossroads to the traffic lights proceed straight across into Halifax Road. Take the first left hand turning after The Black Bull Public House in Strawberry Bank and then right into George Street, where the property will be identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

A

MORTGAGES:

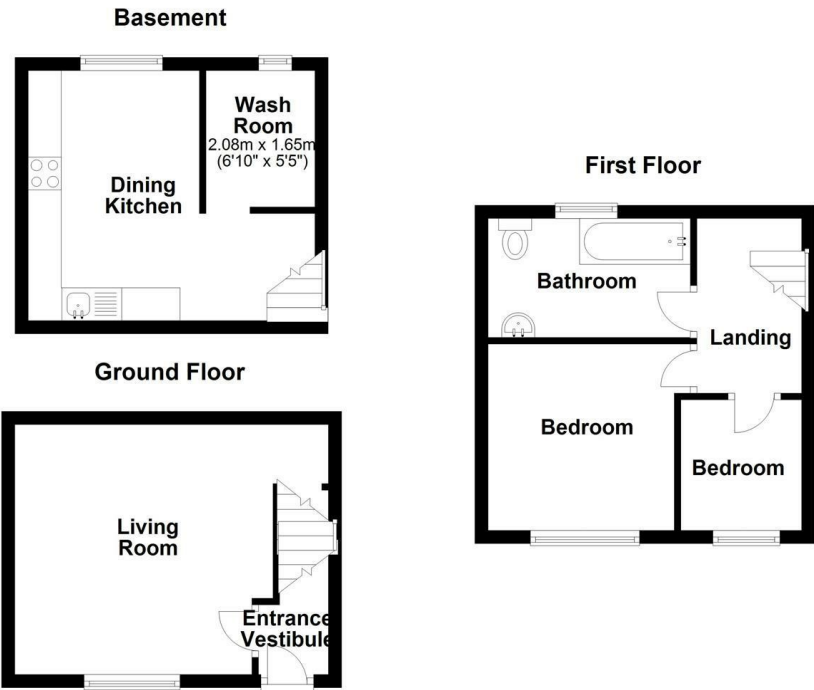
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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 01924 495334.

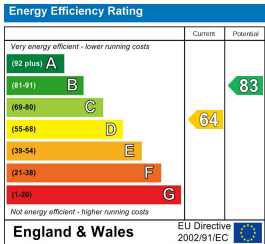


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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