



61 Cornmill Lane, Liversedge, WF15 7ED
Asking Price £295,000

bramleys

Situated in an ever popular location and located on a good sized plot, is this 3 bedroomed detached family home. Adjoining the Spen Valley Greenway , the property offers versatile living accommodation and has a large and impressive garden to the rear. Featuring uPVC double glazing and a recently installed boiler, as well as the addition of a conservatory extension to the rear. An early viewing is strongly recommended to appreciate the potential on offer. Local amenities are available nearby, along with well regarded schooling and access to major road and rail links.

Energy Rating: D





GROUND FLOOR

Entrance Hall

Accessed via a front uPVC double glazed door and having a staircase leading to the first floor.

Lounge

12'4" x 12'2" (3.76m x 3.71m)

Situated to the front, the Lounge has a uPVC double glazed bay window and a central heating radiator. To one wall is a feature fireplace with inset gas fire and there is decorative ceiling coving and a picture rail.

Dining/Sitting room

16'4" x 12'7" (4.98m x 3.84m)

A good sized second reception room with a central heating radiator and a feature fireplace with inset fire. A uPVC double glazed door leads into the Conservatory.

Conservatory

11'2" x 11'2" (3.40m x 3.40m)

Being uPVC in construction and enjoying views over the rear garden.

Kitchen

12'1" x 10'6" (3.68m x 3.20m)

Fitted with a range of units incorporating a fold down table and having an inset sink unit with drainer. Integrated within the kitchen is a four ring hob and a double oven. UPVC double glazed windows overlook the front and side and a further door leads into the utility porch.

Utility Porch

This useful utility porch is plumbed for a washing machine and has a further door leading out to the rear.

FIRST FLOOR

Landing



Bedroom 1

15'7" x 11'9" (4.75m x 3.58m)

A good sized master bedroom situated to the front and having a good range of built in furniture including wardrobes, overhead cupboards, drawers and dressing table. Two uPVC double glazed windows look out to the front and there is a central heating radiator.

Bedroom 2

12'1" x 10'6" (3.68m x 3.20m)

Again located to the front and having a central heating radiator and a uPVC double glazed window.

Bedroom 3

12'2" x 8'3" (3.71m x 2.51m)

Enjoying views over the rear garden, this third double bedroom has a built in wardrobe, a central heating radiator and a uPVC double glazed window.

Bathroom

Furnished with a four piece suite comprising of a bath, an independent shower cubicle, a wash basin and a WC. There is tiling to the walls and floor and useful storage cupboard space.

OUTSIDE

To the front of the property is a good sized forecourt area providing ample off road parking. To the side is a gated area with carport and in turn leading to a single garage with power and lighting. To the rear is an impressive enclosed rear garden with a large lawned area, a pond, established planted trees and bushes and useful outside WC. The garden adjoins the ever popular Spen Valley Greenway to the rear.

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, passing Bramleys office on the left hand side and continue in the direction of Liversedge. Continue past Wormald Street on the left hand

side and at the major traffic lights with the Swan P.H straight ahead, turn left into Huddersfield Road. Continue straight ahead passing Union Road on the left hand side and the Golden Fish on the left and take the second left hand turning into Liversedge Hall Lane. Proceed straight ahead past Victoria Road on the left hand side and take the next left hand turning into Cornmill Lane where the property can be found a little way along on the left hand side identified by a Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

C

MORTGAGES:

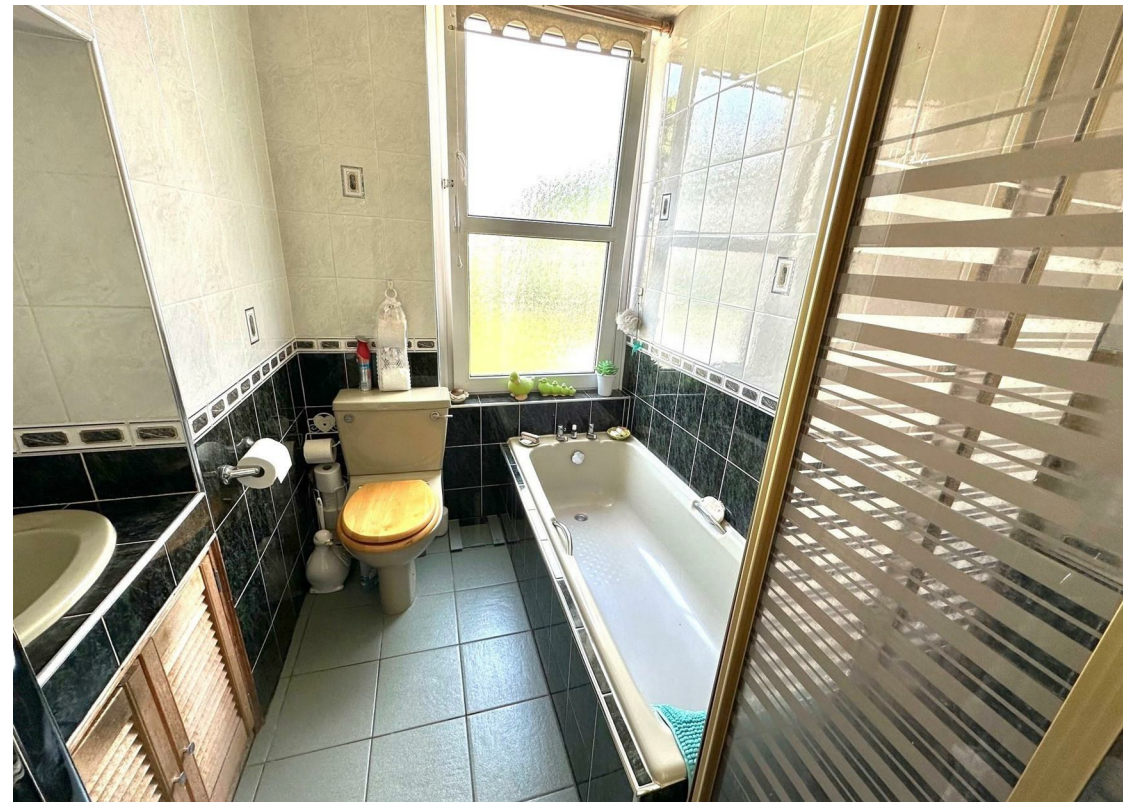
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

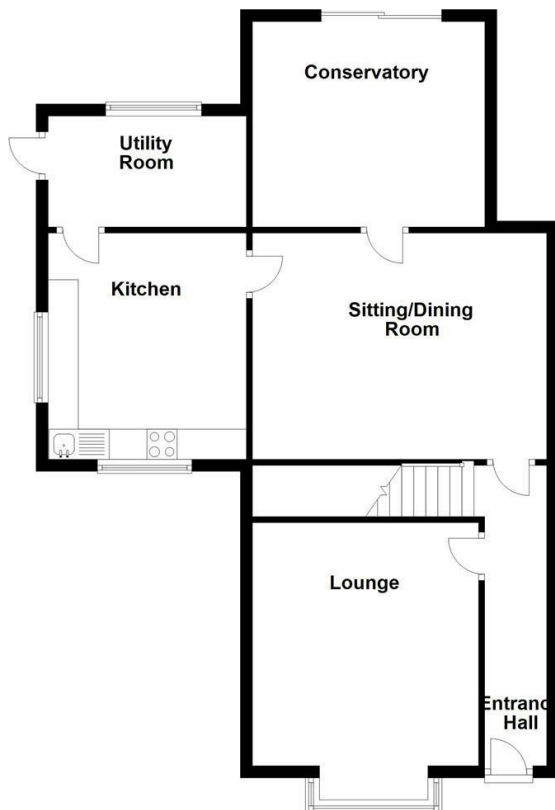
VIEWINGS:

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

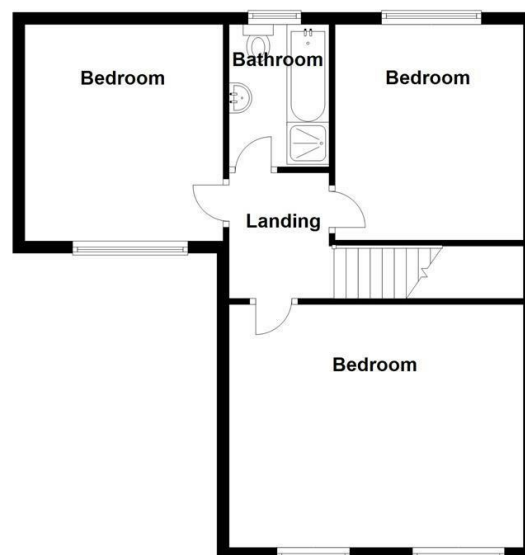




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	55	
(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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