



100 Liversedge Hall Lane, Liversedge, WF15 7AF  
Offers In The Region Of £325,000

bramleys





Situated in popular area and enjoying views to the rear is this extremely well presented detached true bungalow. The good sized accommodation is finished to a high standard and includes quality fixtures and fittings throughout. Boasting a recently refitted kitchen with integrated appliances and newly installed windows and doors, this two bedroomed property really must be viewed to be appreciated! Set on a larger than average secure plot with gated driveway, low maintenance gardens, ample parking for multiple vehicles and a multipurpose workshop with power supply. Located within easy reach of local amenities, well regarded schooling and major road and rail links and available with no onward chain.





## GROUND FLOOR

### Dining Area

15'0" x 9'8" (4.57m x 2.95m )

A spacious and pleasant dining area which is accessed via a side exterior door and has two side windows providing lots of natural light. There is complimentary oak flooring, two central heating radiators and a useful in built storage cupboard.

### Kitchen

11'6" x 9'4" (3.51m x 2.84m)

This beautiful kitchen has been recently refitted with a comprehensive range of modern wall and base units with work surfaces, glass coloured splashbacks and inset sink unit with mixer tap and drainer. Integrated within the kitchen are numerous appliances including an oven with microwave over, a four ring hob with pull out extractor over, and a fridge and freezer. There is plumbing for a washing machine. front and side windows, spotlights to the ceiling and Karndean herringbone style flooring.

### Lounge

16'3" x 12'5" (4.95m x 3.78m)

A good sized and pleasant Lounge which overlooks the front of the property and has a walk in bay window and a central heating radiator. To one wall is a feature fireplace with hearth and inset pebble effect electric fire.

### Bedroom 2

9'8" x 9'1" (2.95m x 2.77m)

Overlooking the rear garden, this room is currently used as another reception room and has a window, a central heating radiator and French doors leading out to the garden.

### Hallway

Leading to the bedroom and bathroom.

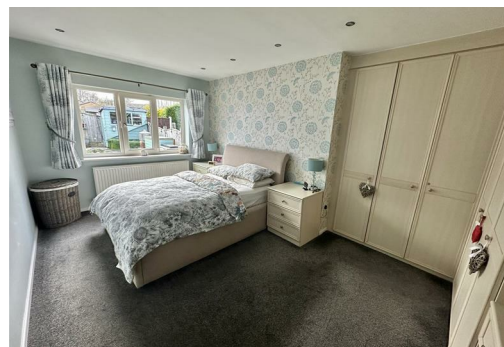
### Bedroom 1

17'1" x 9'8" (5.21m x 2.95m)

An impressive larger than average master bedroom with a good range of fitted furniture including wardrobes and dressing table unit. A uPVC window overlooks the rear garden and there is a centra heating radiator.

### Bathroom

Furnished with a four piece suite, this good sized bathroom has an independent walk in shower cubicle, a panelled bath and a wash basin and WC set within a vanity unit. There is tiling to the walls, a window and a ladder style radiator.



OUTSIDE

Situated on a deceptively spacious plot, the property has a forecourt pebbled front garden and a gated and lengthy side driveway providing ample off road parking. The available secure parking is ideal for those with multiple or larger vehicles and there is the added bonus of a good sized insulated workshop with power and lighting supply. The pleasant elevated side garden enjoys far reaching views and has artificial grass, electricity supply and provides a lovely relaxing space. The low maintenance rear garden has artificial grass and raised planted sections.

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 town centre passing Bramleys office on the left and proceeding through the traffic lights into Westgate. Proceed past Wormald Street on the left and at the major traffic lights turn left into Huddersfield Road. Continue through the next traffic lights with the Peking Duck on the right and proceed up Huddersfield Road passing the Golden Fish on the left and taking the second left into Liversedge Hall Lane where the property can be found on the left hand side and will be identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

C

MORTGAGES:

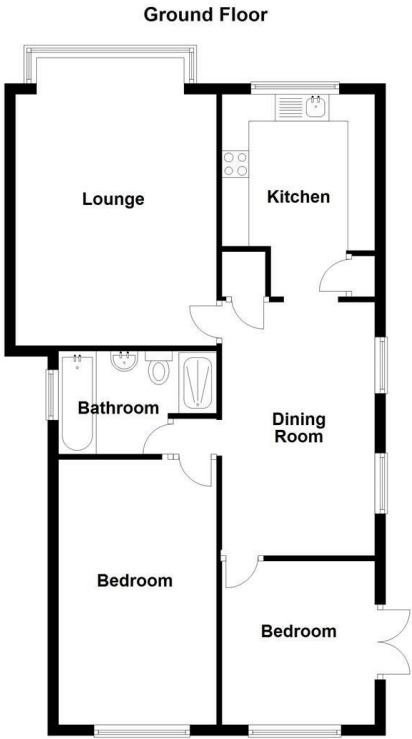
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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



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

