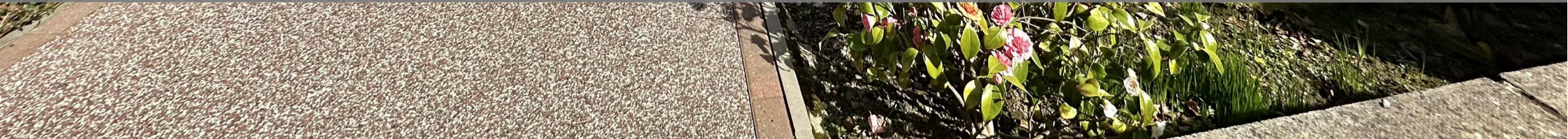




1 Balmfield Crescent, Liversedge, WF15 7PW  
£210,000

bramleys





Offered for sale with no onward chain is this versatile and spacious semi detached house. Featuring two double first floor bedrooms and having a ground floor shower room, kitchen, and a lounge and separate dining room the property has scope to be altered or extended to suit a new purchasers needs. Located on a good sized plot with gardens to front and rear, low maintenance resin driveway and a single garage. Located in an ever popular area with local amenities, well regarded schooling and major road and rail links available within easy reach. An early viewing is strongly recommended to appreciate the potential this property has to offer.





## GROUND FLOOR

### Entrance Hall

Accessed via a side uPVC door and having a radiator and stairs to the first floor.

### Kitchen

10'7" x 8'0" (3.23m x 2.44m)

The kitchen is fitted with a range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. Integrated within the units is a four ring hob with extractor over and inbuilt under oven. There is plumbing for a washing machine and a uPVC window overlooking the front.

### Lounge

17'1" x 10'9" (5.21m x 3.28m)

A good sized lounge, situated to the front of the property and having a radiator and a uPVC front window. To one wall is a feature fireplace with hearth and inset fire.

### Dining Room

11'8" x 11'3" (3.56m x 3.43m)

An archway from the Lounge leads into the dining room which has a radiator and a uPVC French doors leading out to the rear garden.

### Shower Room

A modern shower room which is fitted with a walk in shower cubicle, a wash basin and a WC. There is tiling to the walls, a uPVC window and a ladder style radiator.

## FIRST FLOOR

### Landing

With access to a most spacious storage space with potential to be developed.

### Bedroom 1

16'0" max x 10'1" (4.88m max x 3.07m)

A good sized bedroom with hanging storage space, a uPVC window and a radiator.





## Bedroom 2

11'7" x 9'3" (3.53m x 2.82m)

Another double bedroom with a side uPVC window and a radiator.

## OUTSIDE

To the front of the property is a lawned and planted garden area with outer walling. A resin side driveway provides off road parking and is gated for privacy and security. The drive leads to a single garage with up and over door and the resin extends to the rear providing a pleasant seating space. There is also a lawned area with additional paved patio beyond.

## 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 proceeding in the direction of Liversedge. Continue passed Wormald Street on the left hand side and at the major traffic lights with The Swan public house straight ahead, take a left hand turn into Huddersfield Road. Continue through the traffic lights at Halifax Road and pass Union Road on the left hand side and Headlands Road on the right. Continue to the next set of traffic lights

continuing through them and passed Norristhorpe Lane on the left and taking the first left hand turning into Balmfield Crescent. Continue straight ahead where the property can be found on the left hand side.

## 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:

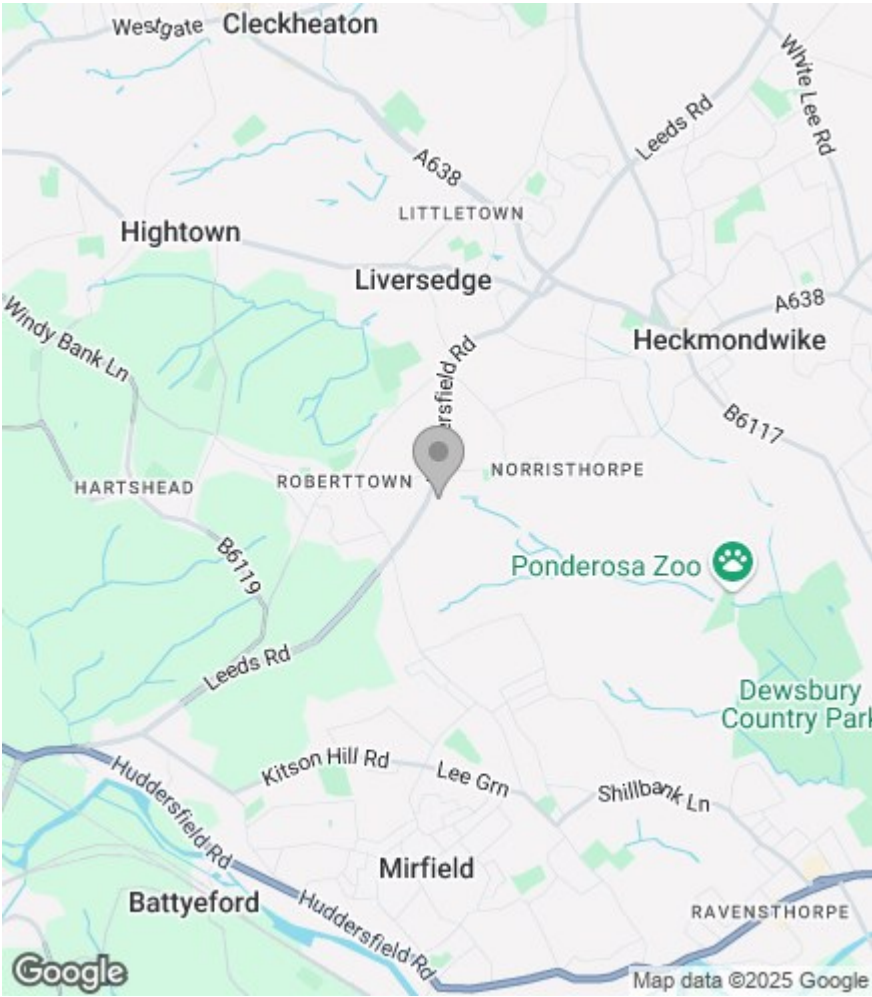
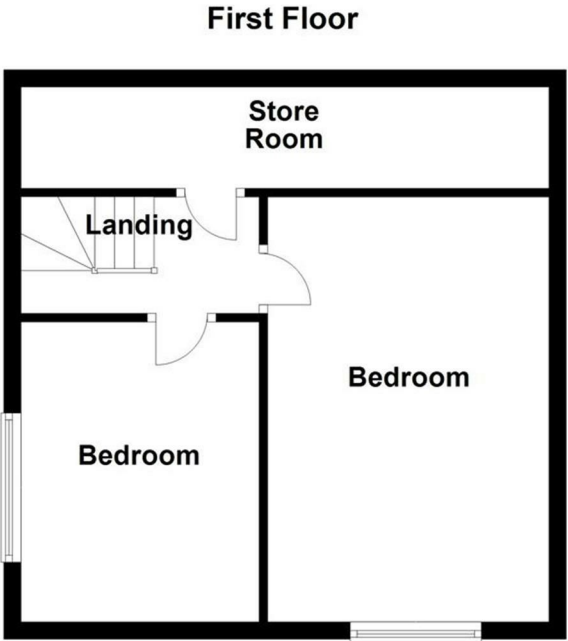
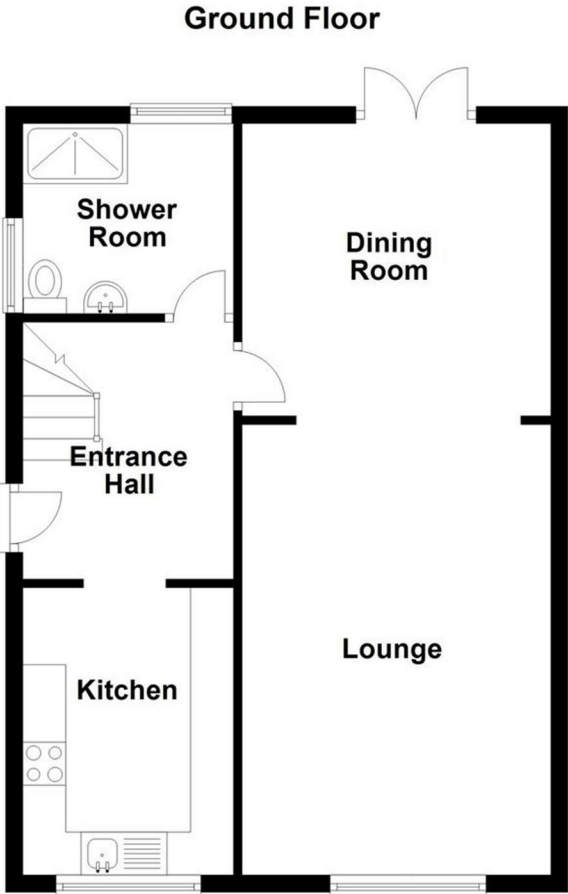
Please call our office to book a viewing on 01924 495334.












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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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