



1 Milton Close, Liversedge, WF15 7BG
£220,000

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Situated in an ever popular area is this well presented, semi detached bungalow. The deceptively spacious accommodation includes two double bedrooms and really must be viewed to be appreciated. Boasting uPVC double glazing and gas central heating throughout, the property has a modern kitchen with separate utility area, a good sized lounge and a modern shower room with a separate WC. Located on a good sized plot with garden and ample parking to the front, along with a pleasant enclosed rear garden with lawns and elevated decking and seating space. With local amenities, well regarded schooling and major road and rail links nearby, an early viewing is strongly recommended.





GROUND FLOOR

Kitchen

11'5" x 8'8" (3.48m x 2.64m)

Accessed via a side uPVC door, this pleasant 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 kitchen is a four ring hob with built in under oven and a uPVC window overlooks the side. Archway access leads into the utility area.

Utility Area

11'9" x 4'6" (3.58m x 1.37m)

Having built in cupboards and worktops, with plumbing for a washing machine and a central heating radiator. uPVC windows look out on to the front and side.

Lounge

18'4" x 11'6" (5.59m x 3.51m)

This spacious lounge has a uPVC bay window to the front and two central heating radiators. To one wall is a fireplace with heath and inset fire.

Hall

A good sized hall with a central heating radiator and access to the living accommodation.

Bedroom 1

14'11" x 11'6" (4.55m x 3.51m)

Overlooking the rear garden, this good sized bedroom has a central heating radiator and sliding patio doors on to a decked area.

Bedroom 2

11'4" x 9'0" (3.45m x 2.74m)

Another double bedroom with a central heating radiator and French doors out to the rear.





Shower Room

A modern shower room with a walk in shower and a wall hung wash basin with storage under. There is complimentary tiling to the wall and floor areas.

Separate WC

Having a WC and a uPVC window.

OUTSIDE

To the front of the property is a low maintenance garden area with outer walling, and a side driveway providing ample off road parking space. The pleasant enclosed rear garden has an elevated seating and decked area with clear balustrading and steps down to a further paved and lawned section with raised planters.

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.

TENURE:

Freehold

COUNCIL TAX BAND:

B

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.

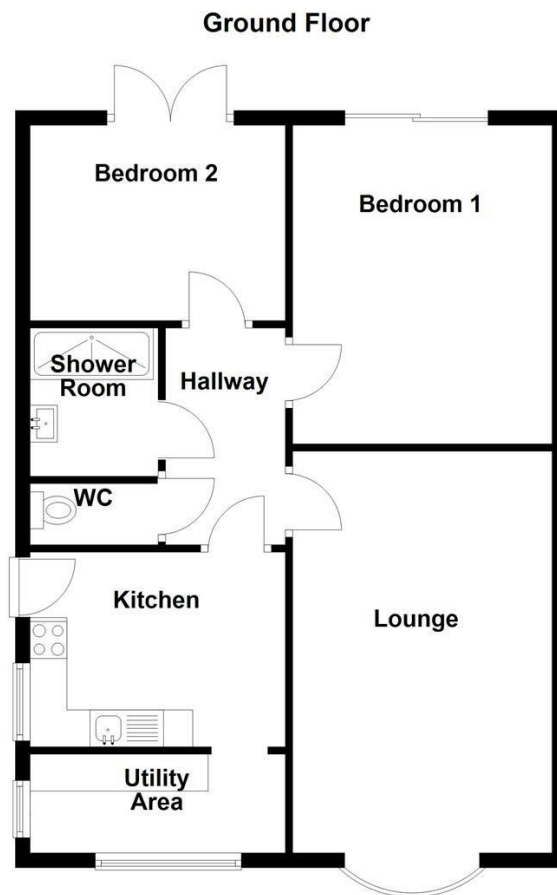
ONLINE CONVEYANCING SERVICES:

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.









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		
(81-91) B		
(69-80) C		
(55-68) D		
(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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