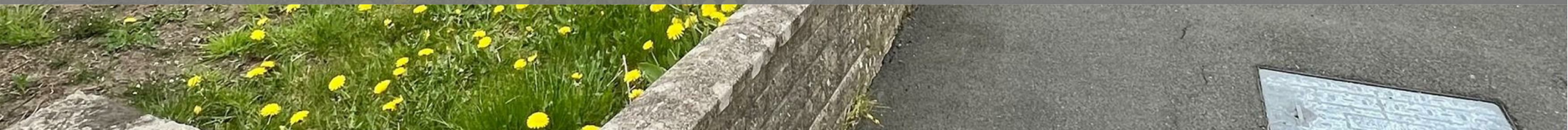




42 St. Barnabas Road, Hightown, Liversedge, WF15 8BT
£250,000

bramleys



Situated in the popular residential area of Liversedge, is this well proportioned brick built semi-detached property which provides an ideal purchase for the first time buyer or young family alike.

Situated on a cul-de-sac, with a driveway and detached garage to the front which provide off road parking for 2/3 vehicles, the rear garden provides a generous enclosed space, ideal for those with children or pets.

Requiring a small programme of modernisation and improvement works, the property does currently provide gas fired central heating and uPVC double glazing and has had a modern fitted kitchen.

An early internal viewing is highly recommended.



GROUND FLOOR:

Enter the property via a uPVC double glazed entrance door into:-

Entrance Hall

Where there is a central heating radiator.

Lounge / Dining Room

23'7" max x 11'11" max (7.19m max x 3.63m max)

A spacious through lounge diner fitted with a central heating radiator, a uPVC double glazed bay window to the front and sliding patio doors to the rear. There is also a gas and log effect fire which has been capped off.

Kitchen

10'2" x 8'3" (3.10m x 2.51m)

Recently fitted with a range of modern matching floor and wall units with laminated working surfaces and an inset stainless steel sink with mixer taps and side drainer. Having a range of integrated appliances including electric hob, split level oven and grill, integral microwave,

fridge and dishwasher. There is also sunken LED lighting and uPVC double glazed bay window to the rear.

FIRST FLOOR:

Landing

Bedroom

12'8" x 11'2" (3.86m x 3.40m)

With fitted 5 door wardrobes with hanging and shelving facilities, a central heating radiator and uPVC double glazed window.

Bedroom

11'2" x 10'9" (3.40m x 3.28m)

There is a central heating radiator and uPVC double glazed window.

Bedroom

8'1" x 6'4" (2.46m x 1.93m)

There is a central heating radiator and uPVC double glazed window.



Bathroom

Furnished with a 3 piece suite comprising low flush toilet, pedestal wash basin and panelled bath with mixer taps and shower attachment. There is also a built-in linen cupboard, a central heating radiator and uPVC double glazed window.

Detached Garage

22'11" x 11'5" (6.99m x 3.48m)

Fitted with up and over door and having power and light points together with a side access door.

OUTSIDE:

To the front, there is a garden along with a side driveway leading to the detached single garage. To the rear, there are generously sized gardens.

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:

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.

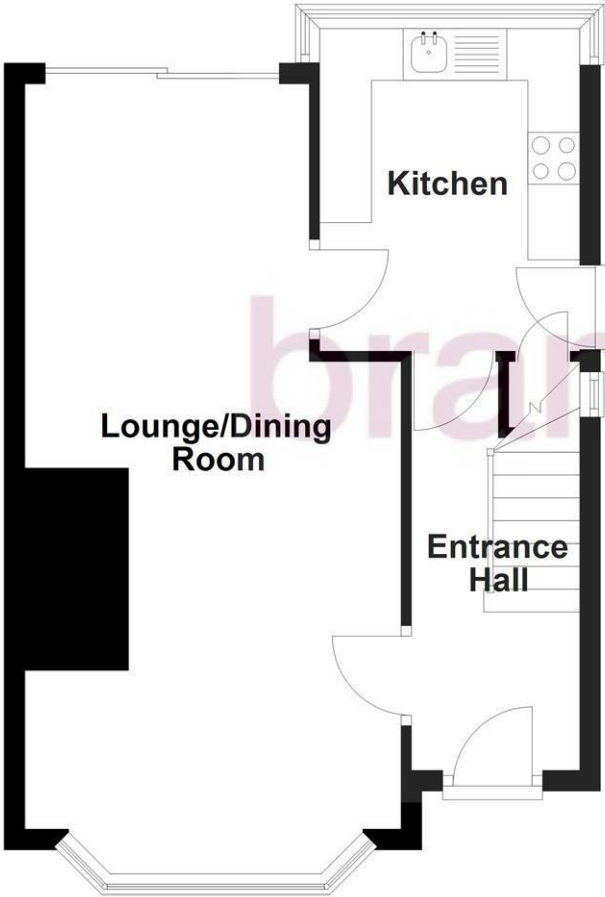
VIEWINGS:

Please call our office to book a viewing 01924 495334.

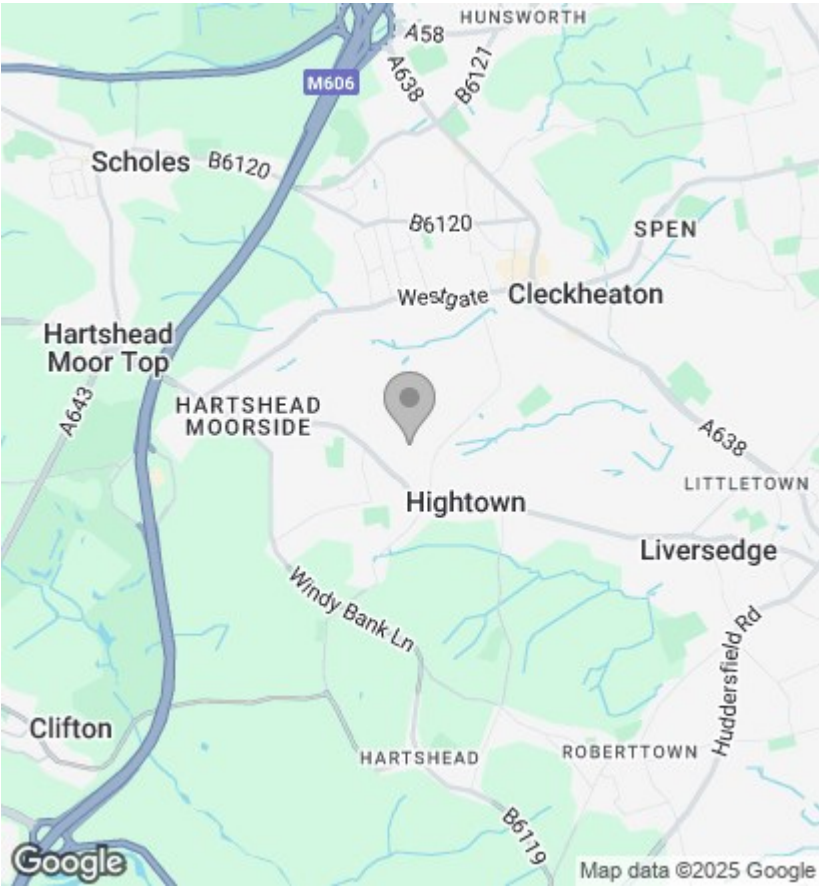
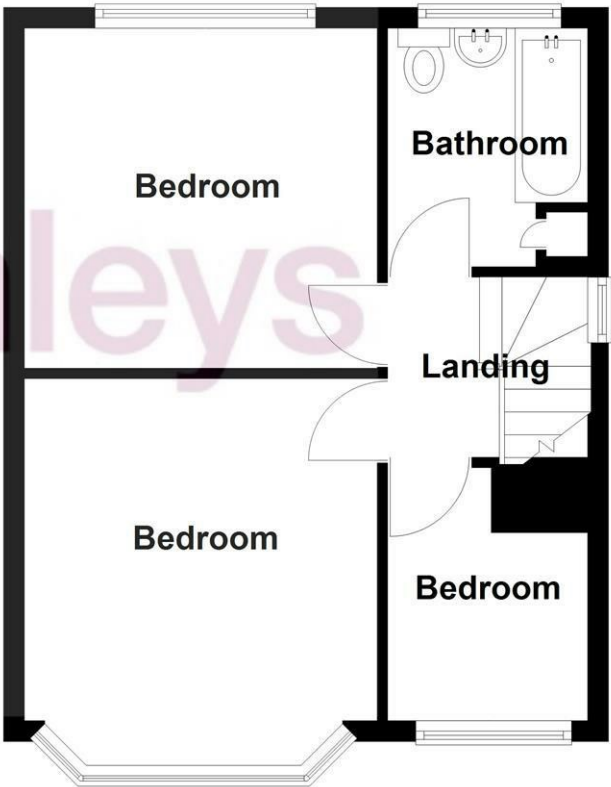




Ground Floor



First Floor



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

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

Huddersfield | Halifax | Elland | Mirfield

