



534 Halifax Road, Liversedge, WF15 8HT
Offers In The Region Of £170,000

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Offered for sale with no onward chain is this characterful cottage style property. Featuring uPVC double glazing and gas central heating system, along with modern kitchen and bathroom fittings, this would make an ideal first time purchase. Situated in a courtyard setting and having off road parking facilities, an early viewing is strongly recommended. Located within easy reach of local amenities, schooling and major road and rail links.



GROUND FLOOR

Entrance Vestibule

Accessed via a composite front door and having further doors into the Lounge and Kitchen.

Kitchen

17'8" x 6'9" (5.38m x 2.06m)

A modern fitted kitchen, having 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 pull out extractor over and inbuilt under oven, along with a fridge and freezer. There are PVC double glazed windows to front and rear, along with a central heating radiator.

Lounge

14'6" x 10'8" (4.42m x 3.25m)

Located to the front, this pleasant Lounge has a uPVC double glazed window to the front, with window seat, along with a central heating radiator. To one wall is feature inset gas fire and there are beams to the ceiling. There is a useful understairs store cupboard with wall mounted boiler. A door leads to the stairway to the first floor.

FIRST FLOOR

Landing

Having a uPVC double glazed window to the rear.

Bedroom 1

14'0" x 10'1" (4.27m x 3.07m)

Overlooking the front and having a uPVC double glazed window, and a central heating radiator. To one wall is a feature fireplace and there are beams to the ceiling.

Bedroom 2

10'4" max x 7'7" (3.15m max x 2.31m)

Incorporating the bulkhead/bed base and having a central heating radiator and a uPVC double glazed window.



Bathroom

Furnished with a 3 piece suite comprising of panelled bath, pedestal wash basin and WC. There is some tiling to the walls, a uPVC double glazed window and a ladder style radiator.

OUTSIDE

To the front of the property is a courtyard setting with parking opportunities. To the side is small paved area.

TENURE- Freehold

COUNCIL TAX BAND A

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

