



14 Edward Street, Little Town, Liversedge, WF15 6EH

£85,000

bramleys



Situated in a popular residential area is this traditional front end terraced house. Featuring uPVC double glazing and gas central heating system, the property would make an ideal first time or investor purchase. Available with no onward chain and handily placed for local amenities, schooling and major road links, an early viewing is strongly recommended.



GROUND FLOOR

Entrance Vestibule

Accessed via an exterior front door and having stairs to the first floor accommodation.

Living Room with Kitchen Area

17'4" x 13'4" (5.28m x 4.06m)

Having a uPVC front window and a range of fitted wall and base kitchen units with work surfaces, tiled splash backs and inset sink unit with drainer. The Lounge space has a central heating radiator and a feature fireplace with hearth and inset fire.



LOWER GROUND FLOOR

Cellar

A useful storage space.

FIRST FLOOR

Landing

Leading to bedrooms and bathroom.

Bedroom 1

10'8" x 10'4" max (3.25m x 3.15m max)

Having a uPVC front window and a central heating radiator.

Bedroom 2

9'7" x 5'11" (2.92m x 1.80m)

With a central heating radiator and a uPVC front window.

Bathroom

Furnished with a panelled bath, wash hand basin and a WC. There is some wall tiling, a built in storage cupboard, a uPVC side window and a central heating radiator.



OUTSIDE

The property is street lined to the front.



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:

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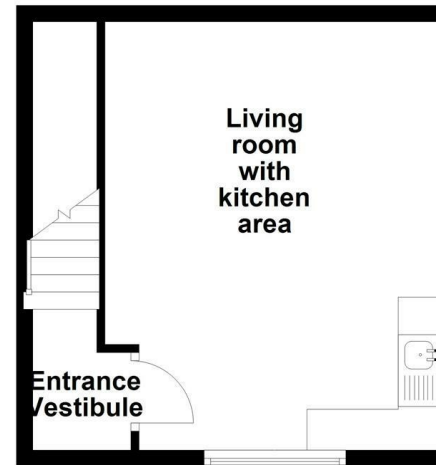
MORTGAGES:

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.**

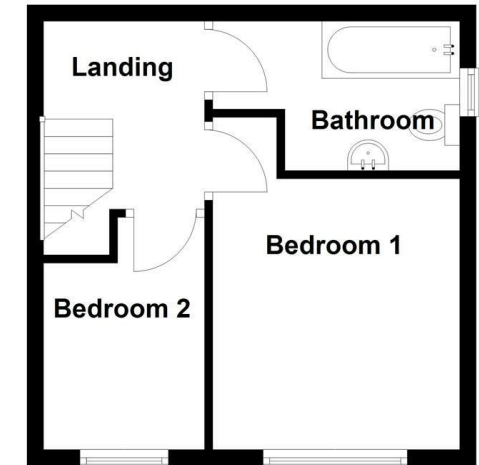
ONLINE CONVEYANCING SERVICES:

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.

Ground Floor



First Floor

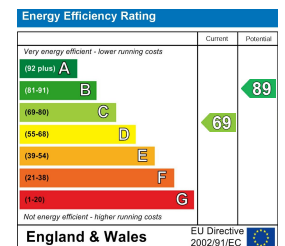


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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