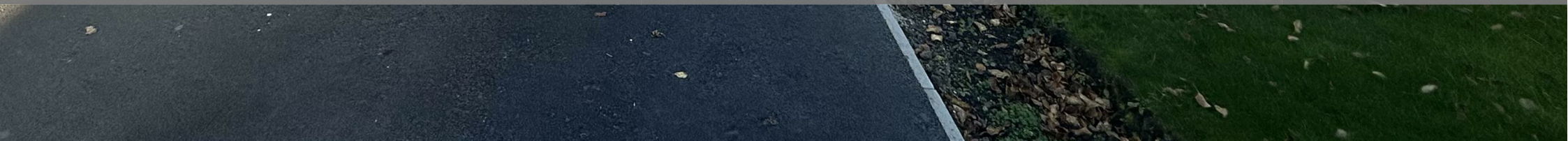


2 Robert Court, Liversedge, WF15 7NU

Offers Over £450,000

bramleys



Situated on a select development in the ever popular location of Roberttown is this extremely well presented detached house. Offering accommodation arranged over three levels, the property has been extended to the rear to create a perfect family home. The well planned layout boasts two spacious reception rooms, a fantastic kitchen/dining family room, along with five bedrooms and two bathrooms arranged over the first and second floors. Set on a good sized plot with ample driveway parking, an integral garage and enclosed rear garden. Boasting uPVC double glazing, gas central heating and quality modern fixtures and fittings throughout, an early viewing is strongly recommended. Ideally placed for local amenities, well regarded schooling and major road and rail links









GROUND FLOOR

Entrance Hall

Accessed via a front exterior door and having a central heating radiator and door into the integral garage. A staircase leads to the first floor accommodation.

WC

Furnished with a WC and a hand wash basin.

Lounge

14'1" x 11'2" (4.29m x 3.40m)

Located to the front, the lounge has a uPVC window, a central heating radiator and a feature fireplace to one wall.

Kitchen/dining Room

21'4" x 12'8" (6.50m x 3.86m)

This fantastic extended dining kitchen is fitted with a comprehensive range of wall and base units with complimentary work surfaces and inset sink unit with mixer tap and drainer. Integrated appliances include a four ring hob with extractor hood over, a double oven, a washing machine and a dishwasher. There is space for an American style fridge freezer, along with a central heating radiator, ceiling spotlights and windows to rear and side, plus a sky light window providing plenty of natural light.

Sitting Room

21'8" x 11'9" (6.60m x 3.58m)

Another extended and good sized, versatile room overlooking the rear garden. With two central heating radiators, a sky light window and uPVC French doors opening on to the garden.

FIRST FLOOR











Landing

Having a uPVC side window, a built in cupboard and a further staircase to the second floor accommodation

Bedroom

11'9" x 11'2" (3.58m x 3.40m)

Located to the front, this spacious bedroom has a uPVC window, a central heating radiator and a range of fitted wardrobes to one wall.

Bedroom

13'2" x 9'6"

Another double bedroom, located to the rear and having a central heating radiator and a uPVC window.

Bedroom

10'8" x 8'2" (3.25m x 2.49m)

Having a fitted wardrobe, a front uPVC window and a central heating radiator.

Bedroom

8'9" x 6'9" (2.67m x 2.06m)

With a window to the rear and a central heating radiator.

Bathroom

A contemporary four piece bathroom comprising of a panelled bath, an independent shower cubicle with wall mounted shower, a WC and a wash basin set within a vanity unit. There is some wall tiling, a central heating radiator and a uPVC window.

SECOND FLOOR

Bedroom

14'9" x 12'2" (4.50m x 3.71m)

A good size master bedroom with a sky light window, two eaves storage cupboards and a central heating radiator.

Ensuite Shower Room

Furnished with a shower cubicle with wall mounted shower, a vanity wash basin and a WC.

OUTSIDE

To the front of the property is a lawned garden area along with a driveway providing off road parking for multiple vehicles. The drive leads to an integral garage with power and lighting and the central heating boiler. To the rear is a pleasant enclosed rear garden with a paved seating/patio area and lawned section with garden shed.

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:

D

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:

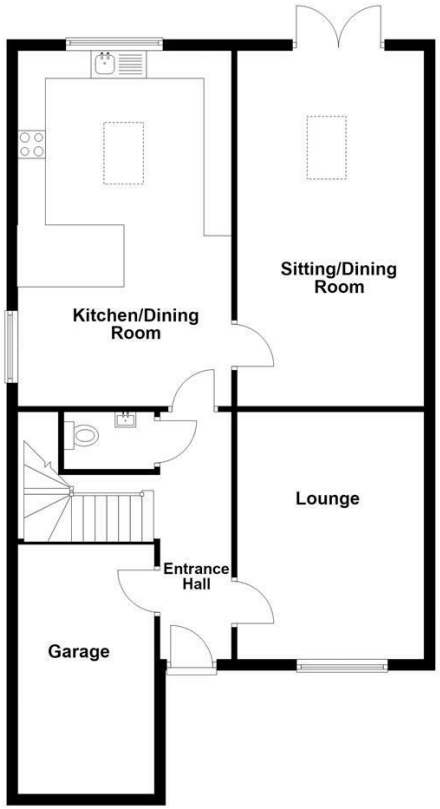
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



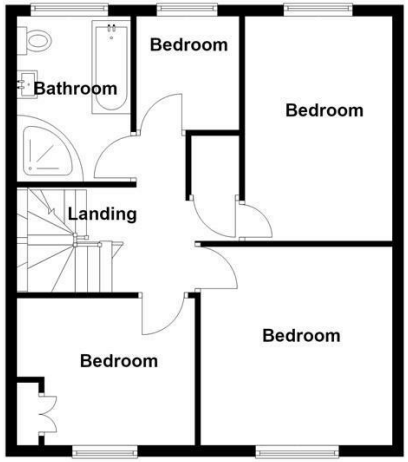




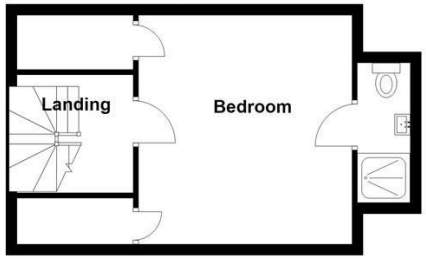
Ground Floor

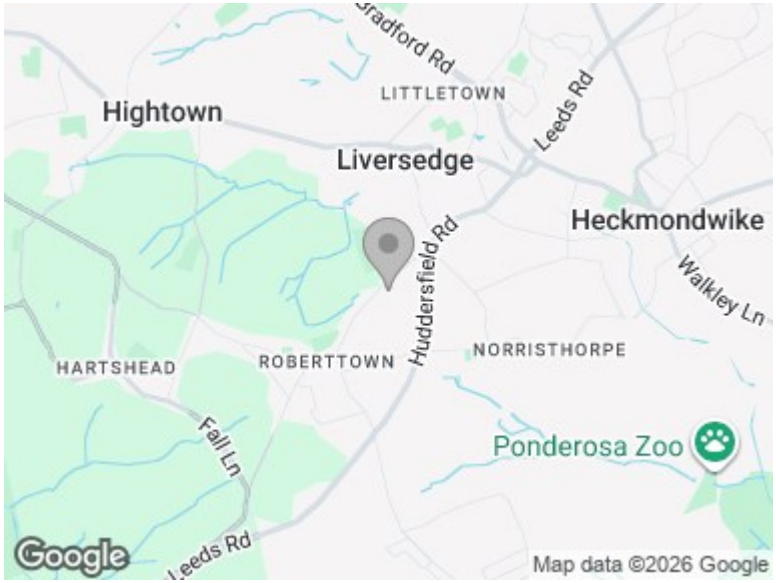


First Floor



Second Floor

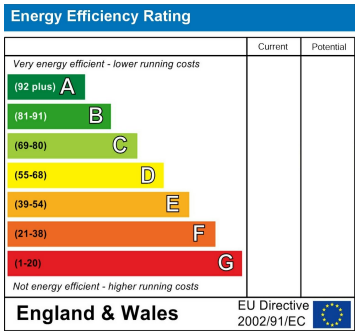




CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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