



119 Huddersfield Road, Liversedge, WF15 7DA  
£369,950

bramleys



Accessed via its own private driveway is this deceptively spacious detached bungalow. Situated in an ever popular location and being pleasantly positioned on a good sized plot, this property will make an ideal home. Featuring three bedrooms, two bathrooms and having two reception rooms plus a family dining kitchen, the versatile accommodation offers a wealth of potential and an early viewing is strongly recommended. The gated driveway provides ample off road parking and turning facilities and in turn leads to an attached garage with office/workshop beyond. To the rear is private sizeable garden with lawn and patio sections.

Available with no onward chain and handily placed for local amenities, well regarded schooling and major road and rail links.









## GROUND FLOOR

### Dining Kitchen

16'8" x 13'3" (5.08m x 4.04m)

Accessed via a side uPVC door, this good sized room is fitted with a range of wall and base units with work surfaces, tiled splashbacks and inset sink unit. Two uPVC double glazed windows overlook the side and there is a central heating radiator.

### Hallway

This good sized hallway has built in cupboards, providing ample storage space.

### Lounge

21'6" x 11'3" (6.55m x 3.43m)

Overlooking the front of the property, this well proportioned Lounge has uPVC double glazed windows to the front and side, along with a central heating radiator. To one wall is a feature fireplace with inset electric stove fire, and there are beams to the ceiling.



### Dining Room

17'1" x 12'2" (5.21m x 3.71m)

A spacious dining room with a fireplace to one wall, a central heating radiator and door out to the patio area.

### Bedroom 1

13'7" x 9'9" (4.14m x 2.97m)

Having fitted wardrobes, a central heating radiator and a uPVC double glazed window.

### Bedroom 2

10'4" x 8'7" (3.15m x 2.62m)

Overlooking the rear and having a uPVC double glazed window and a central heating radiator.

### Bathroom

Furnished with a 3 piece suite comprising of a corner bath, a wash basin and a WC. There is tiling to the walls, a central heating radiator and a uPVC double glazed window.





### Bedroom 3

10'3" x 6'5" (3.12m x 1.96m)

With built in wardrobe, overhead cupboards and shelving, along with a central heating radiator and a uPVC double glazed window.

### Shower Room

Having a walk in shower, a WC and a wash basin set within a vanity unit. The walls are tiled and there is a central heating radiator and a uPVC double glazed window.

### Garage

The attached garage houses the central heating boiler and has an electric door. From the garage is access to the office/workshop.

### Workshop/Office

A useful additional room with a window to the rear.

## OUTSIDE

The property is accessed via a private drive from the main Huddersfield Road and is gated. The front driveway is spacious and has ample parking facilities, along with turning space. The drive leads to an attached garage with electric door. The garage houses the central heating boiler and has a door at the rear into a useful office/workshop. To the rear is a good sized private garden area with lawns, planted areas, beyond which is a spacious patio/seating section.

## 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:

E

## 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 on 01924 495334.














Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

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