



3 Fountain Close, Liversedge, WF15 7QA
£275,000

bramleys



An early viewing is the only way to appreciate this fully renovated semi detached bungalow. The ready to move in to property has undergone a recent program of refurbishment including a new roof, rewiring, replastering and new boiler/central heating system, along with the installation of a new kitchen and shower room. The internal layout comprises of a spacious lounge with media wall/flame effect fire, contemporary kitchen with integrated appliances, two double bedrooms, one with bespoke fitted wardrobes and a modern shower room. Located on a good sized plot with large rear garden and garage storage plus a spacious frontage providing ample off road parking facilities. The property is situated in an ever popular location with local amenities, well regarded schooling and major road and rail links all within easy reach.

GROUND FLOOR

Entrance Hall

Accessed via a side exterior door and having a central heating radiator and access to a boarded loft space with radiator.

Lounge

16'5" x 11'3" (5.00m x 3.43m)

A good sized lounge with a uPVC front window and a central heating radiator. There is a feature media wall with space for TV and inset flame effect fire.

Kitchen

10'6" x 9'4" (3.20m x 2.84m)

This newly fitted kitchen boasts a good range of wall and base units with complimentary work surfaces, splash backs and inset sink unit with mixer tap and drainer. Integrated within the kitchen are a range of appliances including a four ring hob with extractor over, an oven

and microwave plus a fridge. A uPVC window overlooks the front and there is a central heating radiator.

Bedroom 1

14'6" x 9'4" (4.42m x 2.84m)

A spacious bedroom with built in wardrobes with sliding and mirrored doors. A uPVC window looks over the rear garden and there is a central heating radiator.

Bedroom 2

10'3" x 8'9" (3.12m x 2.67m)

Another double bedroom with a central heating radiator and uPVC sliding patio doors out to the rear.

Shower Room

A newly fitted contemporary shower room with a walk in shower, a wash basin set within a vanity unit and a WC. There is a uPVC side window and a central heating radiator.





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.

OUTSIDE

To the front of the property is a large forecourt garden/driveway providing ample off road parking for numerous vehicles. A secure gate opens to the side of the property and leads to a storage garage with front door access. The good sized rear garden is low maintenance with paving and has outer fencing.

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:

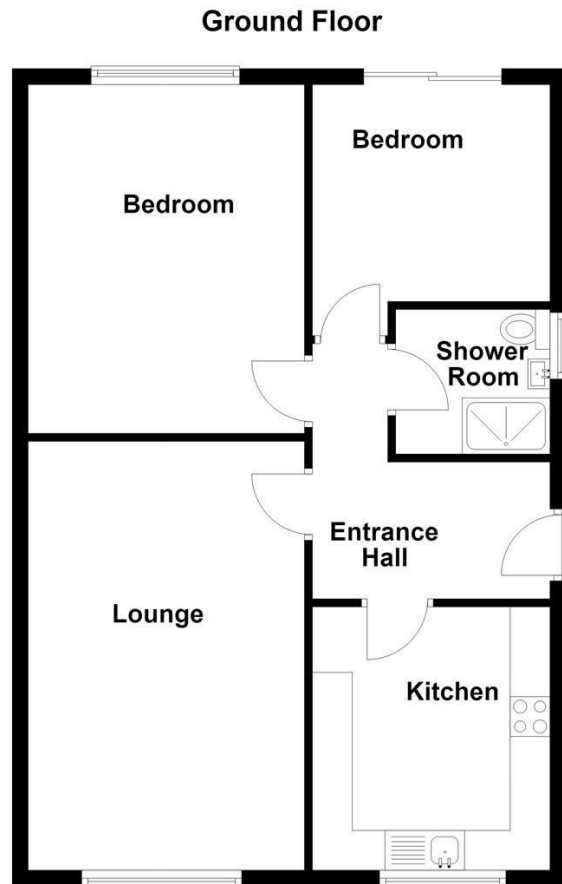
Freehold

COUNCIL TAX BAND:

C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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	

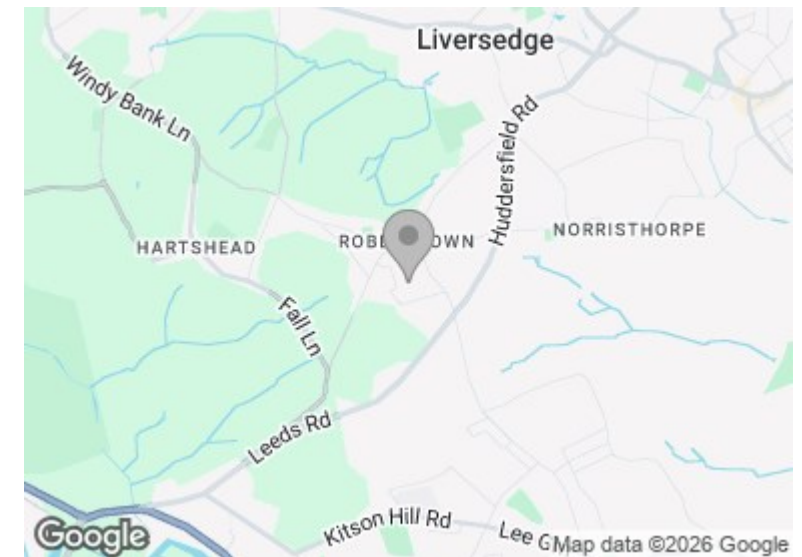
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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