



8 Highfield Court, Roberttown, Liversedge, WF15 7PD  
Offers In The Region Of £230,000

**bramleys**

**\*\*\* UNEXPECTEDLY BACK ON THE MARKET\*\*\*** Situated on a modern development in the ever popular area of Roberttown, is this well presented mid town house. The three bed roomed accommodation has been upgraded by the current vendor and really must be viewed to be appreciated. Boasting uPVC double glazing, gas central heating system and modern kitchen and bathroom, this property will make an ideal first time home. Located within a select courtyard setting, there is an enclosed low maintenance garden along with a single garage and driveway parking. Handily placed for local amenities and well regarded schooling and having major road and rail links available nearby.





## GROUND FLOOR:

### Entrance Hall

Accessed via an exterior door and having a central heating radiator, tiled flooring and a useful storage cupboard.

### WC

Furnished with a WC and a wash basin set within a vanity unit. There is some wall tiling, a tiled floor and a central heating radiator.

### Lounge with Dining Area

15'3 x 14'7 (4.65m x 4.45m)

This well presented and spacious room has an open plan staircase to the first floor, along with a central heating radiator. To one wall is a feature fireplace with hearth and inset gas fire. uPVC windows overlook the rear and French doors open on to the garden.

## Kitchen

8'4 x 9'9 (2.54m x 2.97m)

The kitchen is fitted with a good range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. Integrated within the units is a dishwasher, along with a four ring hob with extractor over and (recently fitted) under oven. A uPVC window looks out into the courtyard and there is a central heating radiator.

## FIRST FLOOR:

### Landing

Having a useful in built store cupboard and access to a part boarded loft space.

### Bedroom 1

8'7 x 14'6 (2.62m x 4.42m)

Enjoying views over the rear garden via a uPVC window and having a central heating radiator.





### Bedroom 2

9'8 x 7'5 (2.95m x 2.26m)

Located to the front and having a central heating radiator and a uPVC window.

### Bedroom 3

9'9 x 7'2 (2.97m x 2.18m)

A good sized third bedroom with a uPVC window to the front and a central heating radiator.

### Bathroom

A modern and contemporary bathroom furnished with a bath with rainfall shower over, a WC and a pedestal wash basin. There is part tiling to the walls, ceiling spotlights and a ladder style radiator.

### OUTSIDE:

To the front of the property is a low maintenance forecourt area with bin store. A useful outdoor store with electricity supply, houses the central heating boiler. Within the courtyard is a single garage (located within a block- second from the right), which has driveway parking space. The pleasant rear garden has a patio area, along with artificial grass and decked seating area beyond. The garden is enclosed by fencing and gateway.

### 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.

### DIRECTIONS:

Leave Bramleys via Huddersfield Road travelling in the direction of Dewsbury. Take the first left hand turning onto



Knowl Road. Continue along as the road becomes Water Royd Lane and in turn Old Bank Road. At the end of Old Bank Road, turn left onto Sunny Bank Road. Continue to the traffic lights and go straight ahead onto Child Lane. Turn left onto John Booth Close and then right onto Highfield Court where the property can be found.

### TENURE:

Freehold

### COUNCIL TAX BAND:

Band C

### MORTGAGES:

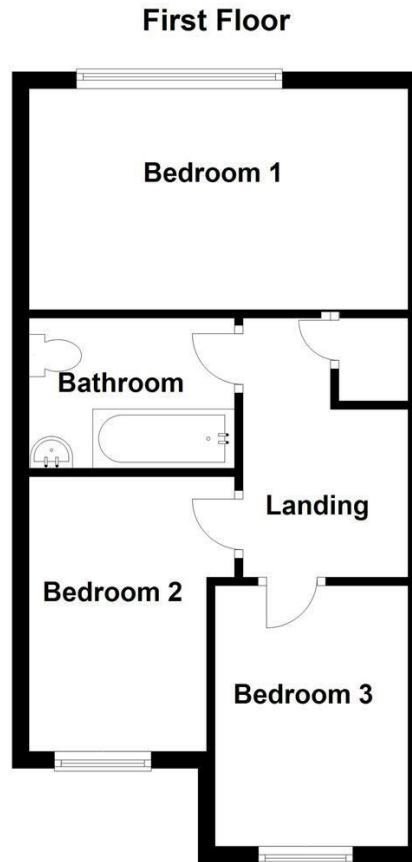
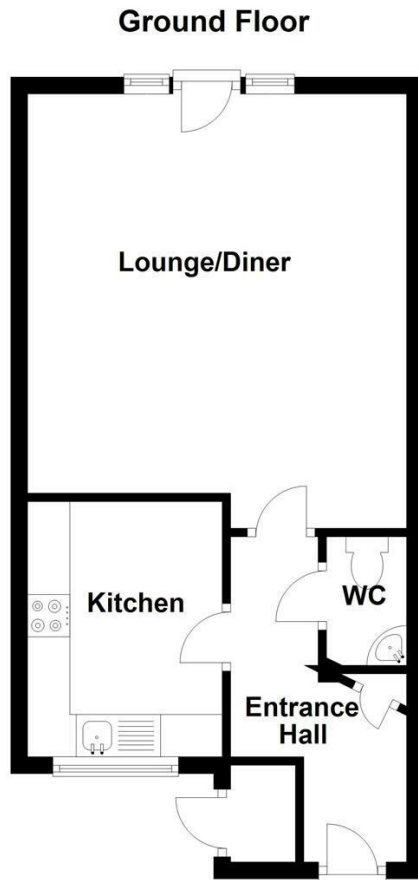
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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

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			
		76	88
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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