

# bramleys



76 Halifax Road  
Liversedge  
WF15 6PS

Offers In The Region Of £180,000

*Professionalism with Independence*



27 Westgate, Heckmondwike, WF16 0HE  
t: 01924 412644

*Having a wealth of potential to offer to any buyer is this 2 bedroomed detached bungalow which has been priced to reflect the updating works required. Located in an ever popular area and situated on a good sized plot, an early viewing is strongly recommended. Featuring uPVC double glazing and gas central heating system the property boasts a lengthy tandem garage and a private rear garden. The accommodation internally comprises of Dining Kitchen, Lounge with front extension enjoying views over the gardeh, 2 bedrooms and bathroom with separate wc and a useful loft area. With local amenities and well regarded schooling nearby, and easy access to major road and rail links.*

The accommodation briefly comprises:-

## GROUND FLOOR:

### Kitchen

3.76m x 3.30m (12'4" x 10'10")

Accessed via an external door, the kitchen is fitted with a range of wall and base units, working surfaces and inset sink unit. UPVC double glazed windows over look the side and the front garden.



### Inner Hallway

With access to living accommodation and pull down ladder loft entry.

### Lounge

4.55m x 3.68m (14'11" x 12'1")

This spacious Lounge Area has a stone effect feature fireplace to one wall with wall mounted gas fire and TV standing. There is some timber panelling to the walls and a central heating radiator. The Lounge opens into an extension area 12'6" x 7'0 and has full height windows enjoying views over the garden area.



### Bathroom

Furnished with a panelled bath and wash basin.



### Separate WC

Fitted with a low flush wc.

### Bedroom 2

3.07m x 2.64m (10'1" x 8'8")

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



### Bedroom 1

4.14m x 3.63m (13'7" x 11'11")

A good sized master bedroom with a range of fitted furniture and a central heating radiator. Sliding patio doors lead to :



### Lean To

A useful Lean to area with access to the rear garden and the garage.

### OUTSIDE:

To the front of the property is a spacious fore garden with paved areas, driveway and planted sections. The drive leads to an large tandem garage 26'6" x 9'7". The rear garden is private and is planted and paved,



### COUNCIL TAX BAND:

C

### 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.

### VIEWING:

Contact the agents.

### MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01924 412644. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### RELATED SALE DISCOUNT:

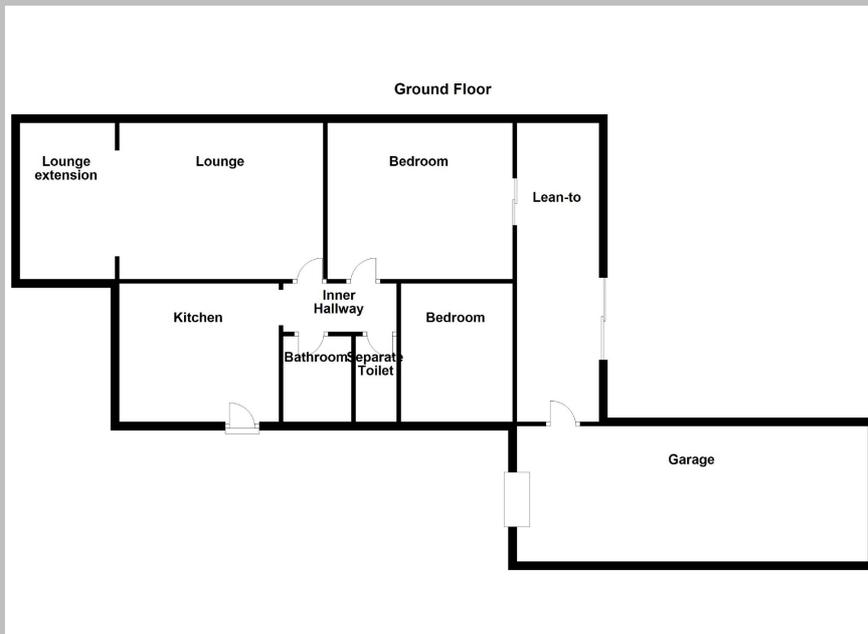
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

### ON-LINE 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.

### DIRECTIONS:

Leave Heckmondwike via Westgate, passing Bramleys office on the left and continuing in the direction of Liversedge. Proceed past Wormald Street on the left and at the major traffic lights turn left into Huddersfield Road and right at the next traffic lights into Halifax Road. Proceed straight ahead where the property can be found on the right hand side before the turning to Headlands Road on the left.



## Energy Performance Certificate



76, Halifax Road, LIVERSEDEGE, WF15 6PS

**Dwelling type:** Detached bungalow  
**Date of assessment:** 23 October 2018  
**Date of certificate:** 23 October 2018  
**Reference number:** 8193-2372-5429-6727-9083  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 66 m<sup>2</sup>

### Use this document to:

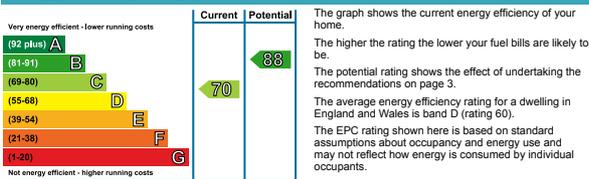
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,785</b>
<b>Over 3 years you could save</b>	<b>£ 351</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 147 over 3 years	
Heating	£ 1,239 over 3 years	£ 1,098 over 3 years	
Hot Water	£ 279 over 3 years	£ 189 over 3 years	
<b>Totals</b>	<b>£ 1,785</b>	<b>£ 1,434</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 66
2 Floor insulation (suspended floor)	£800 - £1,200	£ 90
3 Low energy lighting for all fixed outlets	£40	£ 102

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



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