

bramleys

For Sale

**6 LISTING AVENUE
LIVERSEDGE
WF15 6HH**

RESIDENTIAL SALES

Offers Over

£100,000



- **SPACIOUS MID TOWN HOUSE**
- **2 DOUBLE BEDROOMS**
- **GARDEN AND GARAGE**
- **UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING SYSTEM**
- **NO VENDOR CHAIN**
- **EARLY VIEWING ENCOURAGED**



This deceptively spacious mid town house offers good sized accommodation which is ideally suited to the first time buyer or young family, Offering 2 double bedrooms and featuring uPVC double glazing and gas fired central heating system, the property has an enclosed garden area and a single garage. Priced to reflect updating works required, this will make an ideal home which should be viewed internally to appreciate the potential on offer. Located in an ever popular area with local amenities, schooling and major road and rail links available nearby.

The accommodation briefly comprises:-

GROUND FLOOR

Entrance Vestibule

Accessed via a uPVC double glazed door and having stairs to the first floor.

Lounge with Dining Area

7.39m x 3.18m (24'3" x 10'5")

This good sized Lounge with Dining Area has uPVC double glazed windows to both front and rear and a central heating radiator.



Kitchen

3.48m x 2.69m (11'5" x 8'10")

The kitchen is fitted with a range of wall and base units with work surfaces and stainless steel sink unit. A uPVC double glazed window overlooks the rear and there is a uPVC double glazed exterior door out to the garden area.



FIRST FLOOR

Landing

Having a uPVC double glazed window and a useful store cupboard.

Bedroom 1

4.29m X 3.20m (14'1" X 10'6")

A good sized bedroom with a uPVC double glazed window and a central heating radiator.



Bedroom 2

3.15m x 3.12m (10'4" x 10'3")

This second double bedroom has a fitted wardrobe area, a central heating radiator and a uPVC double glazed window.



Shower Room

Fitted with a walk in shower cubicle and a wash basin. There is a uPVC double glazed window and a walk in store area.



Separate WC

Furnished with a WC.

OUTSIDE

To the front is a lawned area. The rear garden is paved and enclosed and there is a single garage with up and over door,



COUNCIL TAX BAND:

A

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:

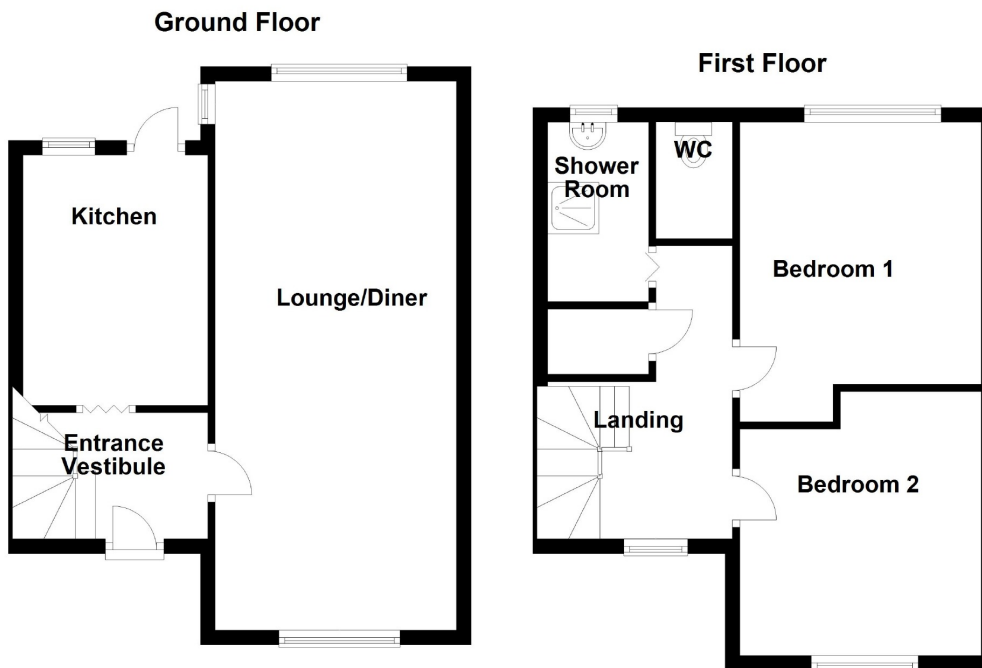
Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details 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.

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:

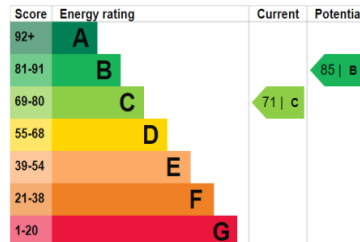
Leave Heckmondwike via Westgate passing Bramleys office on the left hand side and proceed straight ahead through the traffic lights in the direction of Cleckheaton. Proceed passed Wormald Street on the right and continue to the major traffic lights proceeding through into Bradford Road. After the petrol station on the left take a right hand turn into Ings Road and right into Listing Drive. Listing Avenue can be found as the last left hand turning and the property will be identified by the Bramleys for sale board.



Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D

bramleys.com

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:

- 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.
- 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 in situ 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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