

bramleys

For Sale

**3 VICAR STREET
LIVERSEEDGE
WF15 6DX**

RESIDENTIAL SALES

Offers Over

£120,000



- WELL PRESENTED 2 BEDROOMED MID TERRACE
- ACCOMMODATION OVER 3 LEVELS
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- GARDEN WITH DECKING
- POPULAR LOCATION
- NO CHAIN/VIEWING RECOMMENDED



Offered for sale with no vendor chain is this well presented 2 bedroomed terrace house. Boasting accommodation arranged over 3 levels, the property features uPVC double glazing, gas central heating system and modern kitchen and bathroom fittings. Externally there is a decked garden area with shed, summerhouse and driveway and parking for 2 vehicles. Located in an ever popular area with local amenities, well regarded schooling and major road and rail links. An early viewing is strongly recommended to appreciate this ideal first time purchase.

The accommodation briefly comprises:-

GROUND FLOOR:

Entrance Vestibule

Accessed via an exterior door and having stairs leading to the first floor.

Dining Kitchen

5.21m x 4.75m (17'1" x 15'7")

This versatile room has a uPVC double glazed window to the front and a central heating radiator. An elevated kitchen area with balustrading is fitted with a range of wall and base units, work surfaces and panelled/ tiled splashbacks, along with an inset sink unit with mixer tap and drainer. There is plumbing for an automatic washing machine and a uPVC double glazed rear window. Stairs lead down to the Lower groundfloor.



LOWER GROUND FLOOR:

Lounge

3.73m x 3.53m (12'3" x 11'7")

This Lower level lounge has a central heating radiator and 3 uPVC double glazed windows. A feature fireplace sits to one wall and there is an under stairs walk in storage cupboard.



FIRST FLOOR:

Landing

With access to bedrooms and bathroom.

Bedroom 1

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

Having a uPVC double glazed window overlooking the garden area, a central heating radiator and a range of fitted wardrobes and cupboards to one wall.



Bedroom 2

2.67m x 1.75m (8'9" x 5'9")

Having a fitted raised bed base with ladder, a central heating radiator and a uPVC double glazed window.



Bathroom

A spacious bathroom fitted with a corner bath, a WC and a wash basin. There is tiling to the wall and floor areas, a central heating radiator and a uPVC double glazed window.



OUTSIDE:

To the front is a communal access driveway beyond which the property has off road parking for 2 vehicles, provision along with a low maintenance garden area with raised decking, summerhouse and garden shed.



COUNCIL TAX BAND:

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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:

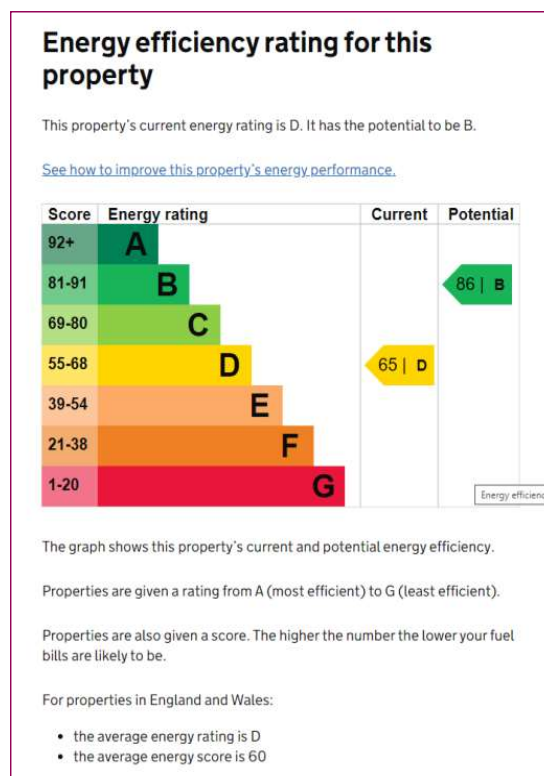
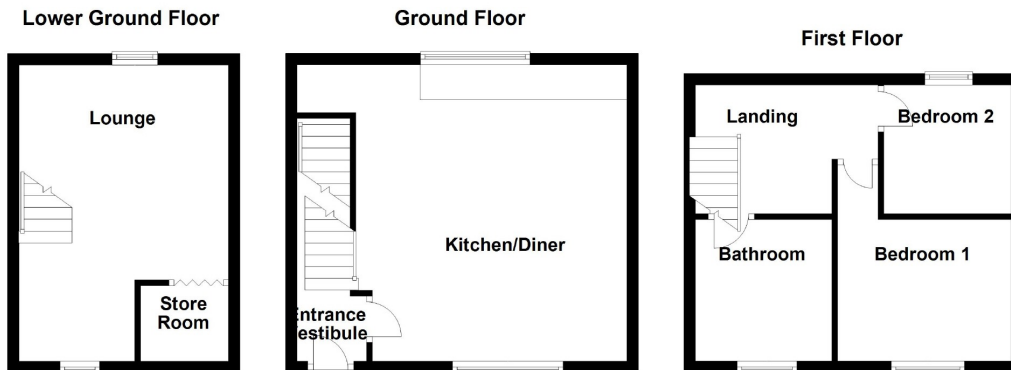
Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details 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 proceeding in the direction of Liversedge/Cleckheaton. Continue passed Wormald Street on the left and proceed straight ahead to the major traffic lights, continuing along Bradford Road. Pass the petrol station on the left and proceed passed Valley Road on the left and taking the next left turn into Knowler Hill with Londis on the right hand side. Continue up the hill where Vicar Street can be found on the left and the property will be identified by the Bramleys for sale board,



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 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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