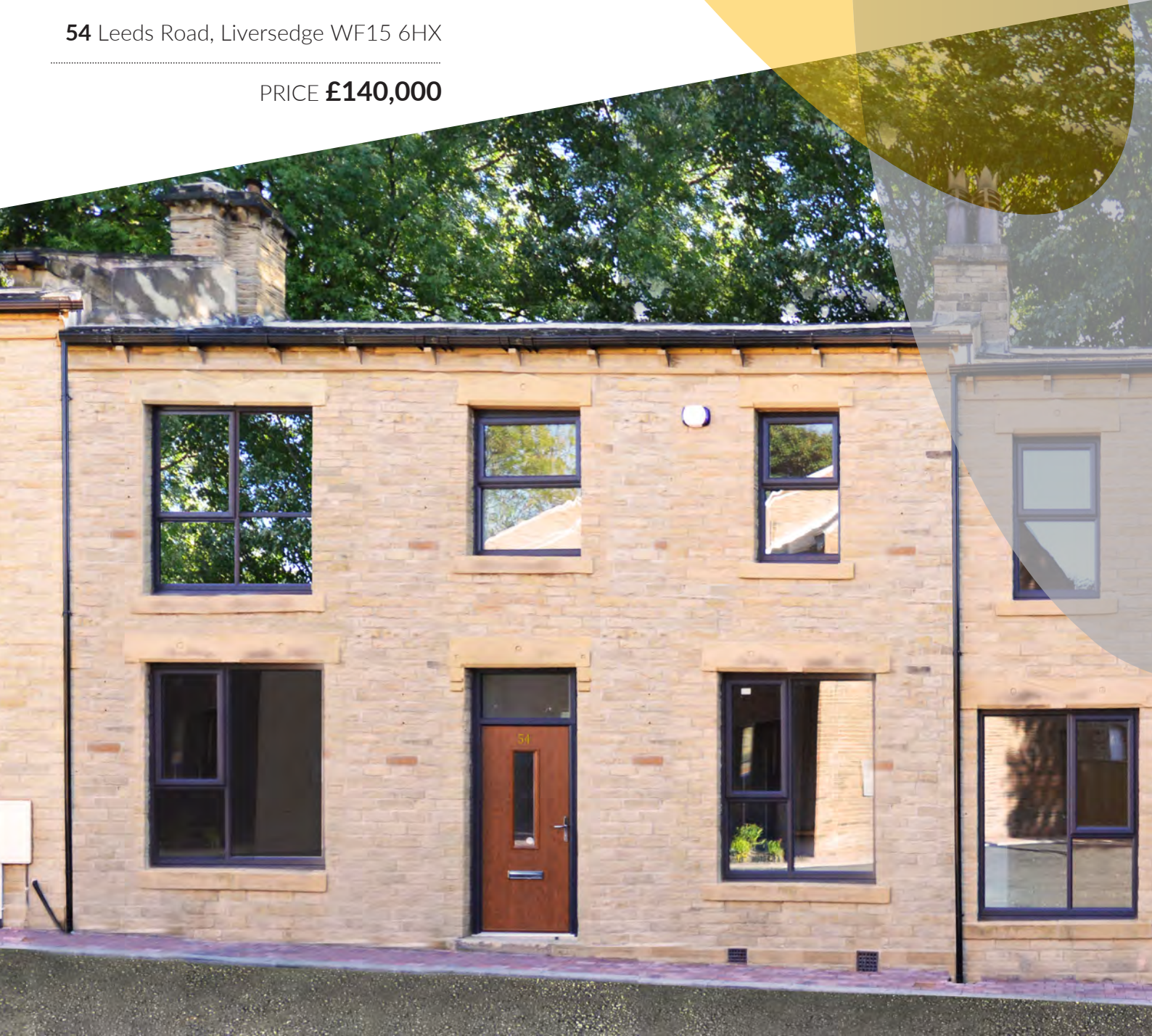




County Mews

54 Leeds Road, Liversedge WF15 6HX

PRICE **£140,000**



County Mews

New affordable quality homes for sale

A collection of 2/3 bedroom quality mews homes created to the highest specification



For full information call Bramleys on

01924 412644

or visit www.bramleys.com

This 3 bedroomed townhouse is situated on a select courtyard development of only 9 2 & 3 bedroomed property with a range of new build and converted homes. This courtyard setting provides an idyllic for professional couples and families alike. Built and designed to a high specification by Essential Homes, these individually designed properties have modern fitted kitchens with a range of appliances, modern bathroom suites with showers and tiling to the walls. Located ideally for the major trading centres trading centres of Yorkshire and Lancashire with Manchester being approximately 32 miles away, Leeds approximately 10 miles, Bradford approximately 6 miles, Wakefield approximately 15 miles and Huddersfield approximately 7 miles.

The accommodation briefly comprises:-

GROUND FLOOR:

Entrance door with double glazed panel gives access into the:-

Entrance Vestibule

Lounge

4.78m x 3.61m (15'8" x 11'10")

Having a central heating radiator, uPVC double glazed window and a TV aerial point.

Dining Kitchen

4.62m x 3.56m (15'2" x 11'8")

Having a range of matching modern wall and base units with wood effect laminate working surfaces and splash-backs. There are a range of integrated appliances including four ring gas hob set into peninsular breakfast bar with overhead extractor fan and light, split-level double oven and grill, integral fridge, freezer and washing machine, inset one and a half bowl Asterite sink unit with mixer taps and side drainer, recessed storage area and an additional walk-in store room.



LOWER GROUND FLOOR:

Storage Cellar

4.45m x 4.67m approx (14'7" x 15'4" approx)

A most useful storage cellar having Yorkshire stone flagged flooring, there are power and light points and a stone slab table.

FIRST FLOOR:

Landing

Having a feature arched uPVC double glazed window overlooking the adjacent parkland and central heating radiator.

Master Bedroom

4.75m x 3.6m (15'7" x 12'0")

A most spacious master bedroom having a large uPVC double glazed window to the front, central heating radiator and TV aerial point.



Bedroom 2

3.10m x 3.05m (10'2" x 10'0")

Having a central heating radiator and uPVC double glazed window.



Bedroom 3

3.05m x 1.42m (10'2" x 4'8")

Peacefully situated to the rear of the property with parkland views, there is a central heating radiator and uPVC double glazed window.



Family Bathroom

Having a 3 piece suite comprising concealed flush WC, vanity wash basin with cupboards beneath and panelled bath with mixer taps, shower attachment and shower screen. There is part tiling to the walls and full tiling to the shower area and flooring, a chrome ladder style radiator, inset ceiling spotlights and uPVC double glazed window.



BOUNDARIES AND 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 01484 530361.

Written quotations available on request. All loans subject to status. A life assurance policy may be required.

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 SERVICE:

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.

DISCLAIMER:

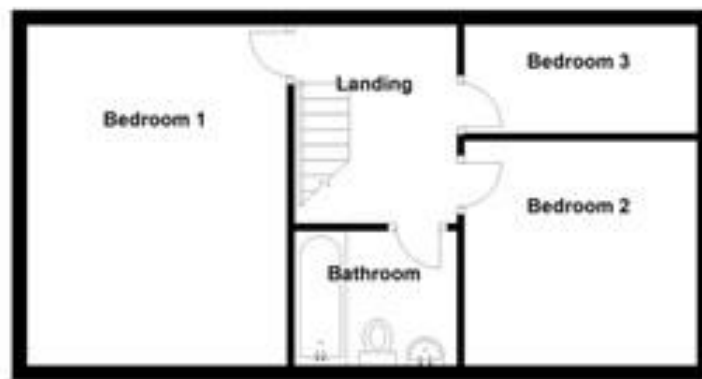
Please note, some images used are from alternative plots/show home.



Ground Floor



First Floor



PROPERTY MISDESCRIPTION ACT 1991

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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