

# bramleys

# For Sale

**1A MILTON DRIVE  
LIVERSEDGE  
WF15 7AX**

**RESIDENTIAL SALES**

Offers Over

**£240,000**



- **INDIVIDUAL 3 BEDROOMED DETACHED HOME**
- **WELL PRESENTED THROUGHOUT**
- **UPDATED WITH QUALITY FIXTURES AND FITTINGS**
- **GARDENS AND DRIVEWAY PARKING**
- **SPACIOUS FAMILY HOME**
- **EARLY VIEWING RECOMMENDED**



*Bramleys are pleased to offer for sale this individually designed and built detached home. Offering ideal family accommodation with 3 spacious bedrooms, the master with en-suite, 2 well presented reception rooms, recently refitted quality kitchen and boiler, and pleasant enclosed garden areas, along with driveway parking. An early viewing is strongly recommended to appreciate this modern and contemporary home which enjoys views and is situated in an ever popular location. Situated within close proximity to well regarded local schooling and amenities and within easy reach of major road and rail links.*

**The accommodation briefly comprises:-**

**GROUND FLOOR:**

**Entrance Hall**

Accessed via a side exterior door, the Entrance Hall has a central heating radiator, useful store area and stairs leading to the first floor.

**Groundfloor WC**

Furnished with a WC and a wash basin, with floor tiling and a uPVC double glazed window.

**Lounge**

6.35m x 3.40m (20'10" x 11'2")

This spacious and well presented Lounge enjoys views on to the garden area and has direct access outside via uPVC double glazed French doors. To one wall is a feature gas fire and there is a central heating radiator and complimentary timber flooring.



**Kitchen**

4.34m x 3.43m (14'3" x 11'3")

An impressive kitchen which has been refitted within recent years and boasts a good range of wall and base units with work tops, splashbacks and inset sink unit with mixer tap and drainer. There is a feature range style cooker with a chimney style extractor hood over and a concealed Bosch washing machine and dishwasher. Attractive LED under counter lighting finishes off the kitchen perfectly. A uPVC double glazed window overlooks the front and there is open access into the Dining Room.



**Dining Room**

4.34m x 2.82m (14'3" x 9'3")

A good sized Dining room situated to the front and having a uPVC double glazed window, a central heating radiator and coving to the ceiling.



**FIRST FLOOR;**

**Landing**

A generous Landing area with useful storage.

**Bedroom 1**

3.40m x 3.12m (11'2" x 10'3")

Enjoying views over the rear garden, the master bedroom boasts a range of fitted wardrobes to one wall and has a central heating radiator and a uPVC double glazed window. A door leads to the:





### En-suite Shower Room

This modern En-suite has been fitted with an independent shower cubicle with wall mounted shower and a WC and wash basin set within a vanity unit. There is complimentary wall tiling, a ladder style radiator and a uPVC double glazed window.

### Bedroom 2

3.71m x 3.12m (12'2" x 10'3")

A well proportioned second bedroom having a central heating radiator and a uPVC double glazed window.



### Bedroom 3

3.43m x 2.49m (11'3" x 8'2")

This good sized third bedroom has a central heating radiator and a uPVC double glazed window.



### House Bathroom

Furnished with a 3 piece suite, the bathroom comprises of panelled bath, pedestal wash basin and WC. There is part tiling to the wall areas, a central heating radiator and a uPVC double glazed window.



### OUTSIDE:

To the front of the property is a tiered grassed area with outer wall and lower level pathways to the front and sides. The grassed area extends to the side and the rear has a block paved double driveway providing off road parking. Steps lead down to a gated and enclosed rear garden which is of a good size and has a lawned section with decking and patio area.



### 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

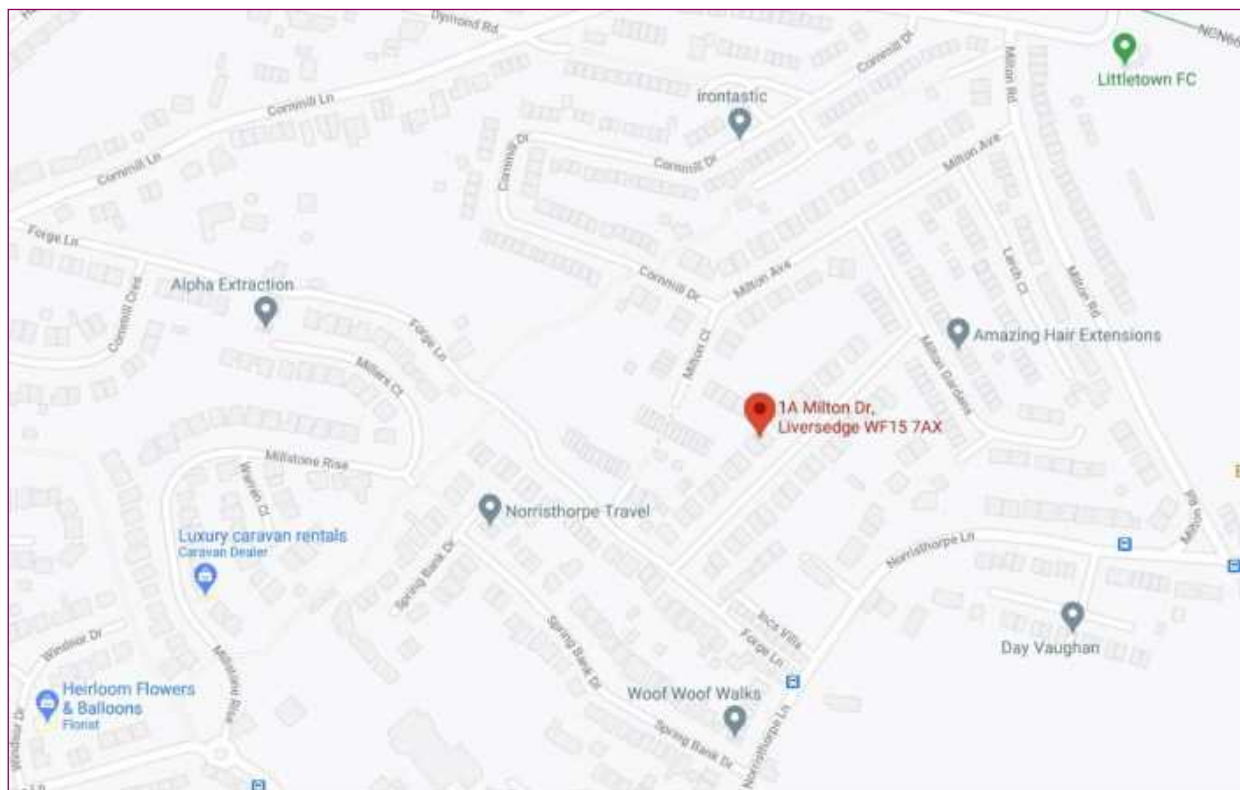
mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01924 412644. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### 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.

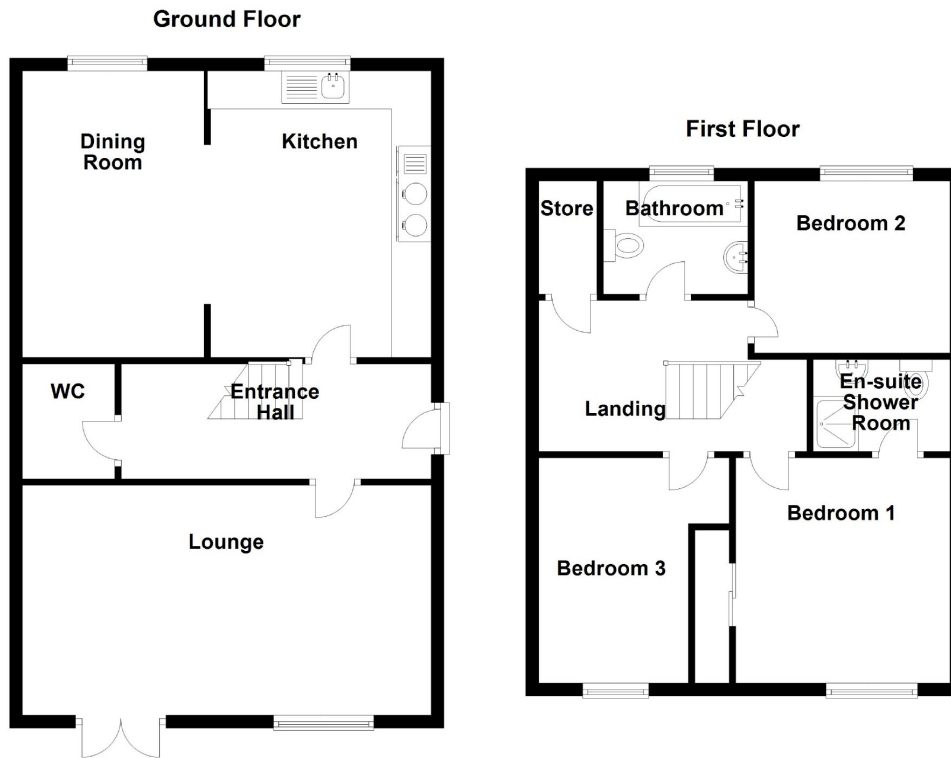
### DIRECTIONS:

Leave Heckmondwike via Westgate passing Bramleys office on the left hand side travelling in the direction of Liversedge. Take the first major left hand turning into Wormald Street proceeding to the top and the junction with Union Road. Continue straight ahead into the continuation of Wormald Street. Proceed under the bridge taking a left hand turning into Cornmill Lane and then take the second right into Milton Road. Take the first right hand turning into Milton Avenue and then left into Milton Gardens. Milton Drive can be found as a turning on the right hand side and the property clearly identified by the Bramleys For Sale board towards the top of the road on the right hand side.





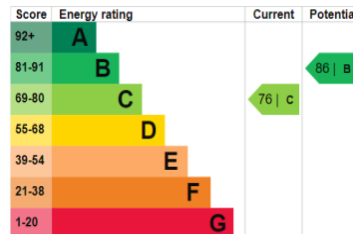




### Energy efficiency rating for this property

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.

The average energy rating and score for a property in England and Wales are D (60).

# 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:

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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