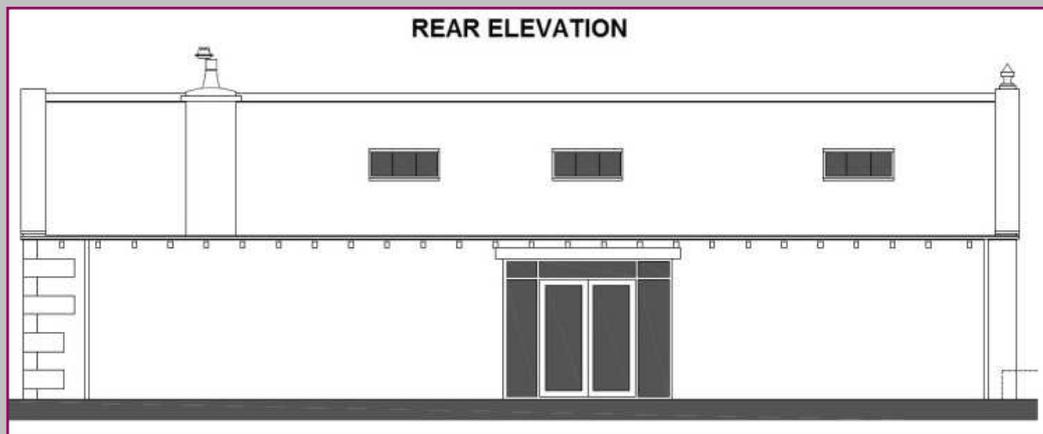
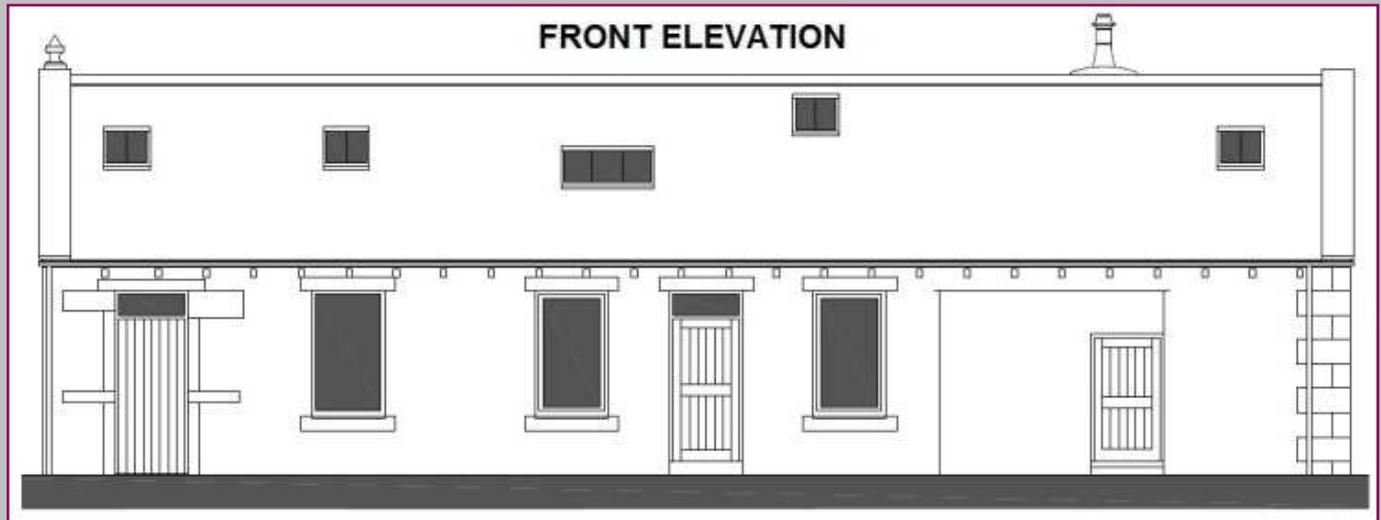


# bramleys



Duxbury Cottage  
5 Roberttown Lane  
Liversedge  
WF15 7NR



Price: TBC

*Professionalism with Independence*



*Duxbury Cottage sits adjacent to the magnificent Duxbury Hall and upon completion will provide a fantastic 4 bedroomed, 3 bathroom detached property in this popular residential location. Formerly the coach house and garage to the main hall, the property is located equidistant to junctions 25 & 26 of the M62, thus making the major trading centres of West Yorkshire and East Lancashire readily accessible.*

The accommodation briefly comprises:-

#### GROUND FLOOR:

##### Entrance/Dining Hall

7.20m x 3.60m (23'7" x 11'10")

A magnificent entrance hall with galleried landing above.

##### Living Room

7.20m x 5.45m (23'7" x 17'11")

This magnificent and spacious living room has mullion double glazed windows to the front. There is a feature fire surround with wood burning stove and double doors leading to the:-

##### Inner Lobby

Providing access to the:-

##### Cloakroom

1.80m x 2.00m (5'11" x 6'7")

An access door leads to the:-

##### WC

Having a 2 piece suite comprising low flush toilet and hand wash basin.

##### Utility Room

1.65m x 1.80m (5'5" x 5'11")

Accessed from the inner lobby. Having base units with inset sink unit and space for a washing machine.

##### Dining Kitchen/Family Room

7.20m x 5.80m (23'7" x 19'0")

A most spacious and versatile room having a range of matching modern floor and wall units with laminated working surfaces and part tiling to the walls. There is a twin bowl sink unit with side drainer, Range cooker with overhead extractor fan and light and dishwasher.

#### FIRST FLOOR:

##### Galleried Landing

##### Master Bedroom

5.20m x 3.55m (17'1" x 11'8")

##### Walk-in Dressing Room

3.10m x 2.10m max. (10'2" x 6'11" max.)

##### En Suite Shower Room

Being part tiled to the walls and having a 3 piece suite comprising low flush toilet, vanity wash basin and corner shower cubicle. There is a chrome ladder style radiator.

##### Guest Suite

4.80m x 3.35m (15'9" x 11'0")

##### En Suite Shower Room

Having a 3 piece suite comprising low flush toilet, hand wash basin and corner shower cubicle. There is part tiling to the walls and a chrome ladder style radiator.

##### Bedroom 3

3.60m x 2.85m (11'10" x 9'4")

Having eaves storage and Velux window.

##### Bedroom 4

2.85m x 2.40m (9'4" x 7'10")

##### Family Bathroom

Being part tiled to the walls and having a 3 piece suite comprising low flush toilet, hand wash basin and panelled bath. There is part tiling to the walls and a chrome ladder style radiator.

#### OUTSIDE:

The property has a driveway to the side providing off road parking and generous gardens to the rear.







**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

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**



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