



74 Mallard Close, Heckmondwike, WF16 0NE
Offers Over £100,000

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Situated on a popular and modern development is this first floor apartment. The well presented accommodation offers two good sized bedrooms, along with a modern bathroom and a spacious living room with a contemporary kitchen area with integrated appliances. To the rear of the building is a pleasant communal garden area and allocated and visitor parking is available to the front. Located close to the town centre, amenities and the local open valley greenway - an early viewing is strongly recommended.



GROUND FLOOR

Communal Entrance Hall

Accessed via the main front door and having stairs leading to the property, which is located on the first floor.

Entrance Hall

Leading in from the exterior door, the hallway has a useful in built store cupboard and leads into the living accommodation.

Living room with kitchen area

24'5" x 10'3" (7.44m x 3.12m)

This spacious room has a modern fitted kitchen area with a good range of wall and base units, work surfaces and tiled splashback with inset circular sink unit and drainer. Integrated within the kitchen are a range of appliances including an oven and hob with extractor, a dishwasher and a fridge freezer. The pleasant lounge/dining space has windows over looking the communal gardens, complimentary flooring and a central heating radiator.



Bedroom1

12'5" x 9'2" (3.66m'1.52m" x 2.74m'0.61m")

Overlooking the front, the master bedroom has a uPVC window and a central heating heating radiator. A door leads into the bathroom.

Bedroom 2

9'2" x 7'8" (2.74m'0.61m" x 2.13m'2.44m")

Having a built in wardrobe/cupboard, this bedroom also overlooks the front and has a uPVC window and a central heating radiator.

Bathroom

Furnished with a 3 piece suite comprising of panelled bath with shower over and screen, a wash basin and a WC. There is part tiling to the walls, a central heating radiator and a uPVC window.



OUTSIDE

The property has an allocated parking space within the front parking and there are additional visitor spaces available. To the rear of the block is a pleasant communal lawned garden area.

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.

TENURE:

Leasehold - Term: 999 years from 01/01/2006

Ground Rent and Service charges are £1,257.00 Per Annum works out roughly around £104.75 per month.

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

ONLINE 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.

VIEWINGS:

Please call our office to book a viewing on 01924 495334.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

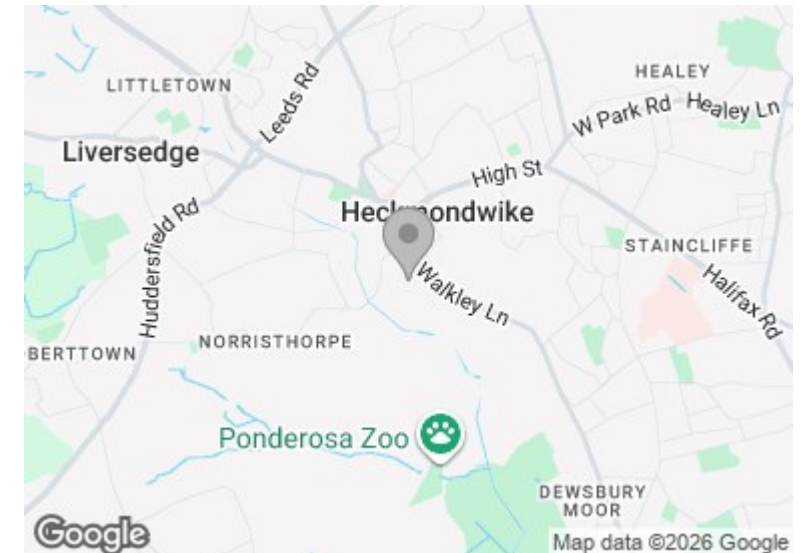
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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