



42 Goose Hill, Heckmondwike, WF16 9EE  
Offers Over £100,000

**bramleys**

## NO UPPER CHAIN

Bramleys are pleased to offer for sale this good sized, 1 bedroom semi-detached bungalow. Situated on a peaceful cul-de-sac and requiring some cosmetic upgrading, the property would ideally suit those looking to downsize or those looking towards retirement. Providing far reaching views to the rear over the playing fields, the property has low maintenance gardens to both front and rear.

Situated in Heckmondwike, the property has good access to local amenities and requires an internal viewing to appreciate the potential on offer. **\*\*Priced to reflect updating works required\*\***

Please note there is no gas supply to this property.



## GROUND FLOOR

### Kitchen

12'2" x 5'4" (3.71m x 1.63m)

Accessed via a front uPVC door. the kitchen is fitted with wall and base units with work surfaces, tiled splashbacks and inset sink unit with drainer. Integrated within the units is a four ring electric hob and built in under oven, plus there is plumbing for a washing machine. A uPVC window overlooks the front.

### Lounge

12'7" x 11'5" (3.84m x 3.48m)

With views over the rear garden via a uPVC window and having a fireplace to one wall with inset electric fire.

### Lobby

With built in storage cupboard.

### Bedroom

11'3" x 10'4" (3.43m x 3.15m)

Having a uPVC window overlooking the rear.

### Shower Room

Furnished with an independent shower cubicle with wall mounted shower, a WC and a wash basin. There is some wall tiling, a uPVC window and an electric heater.

## OUTSIDE

To the front of the property is an enclosed garden with outer walling and gateway. A path leads around the side to a low maintenance rear garden with views over school playing fields.

### 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:

Freehold

### COUNCIL TAX BAND:

A

### 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.

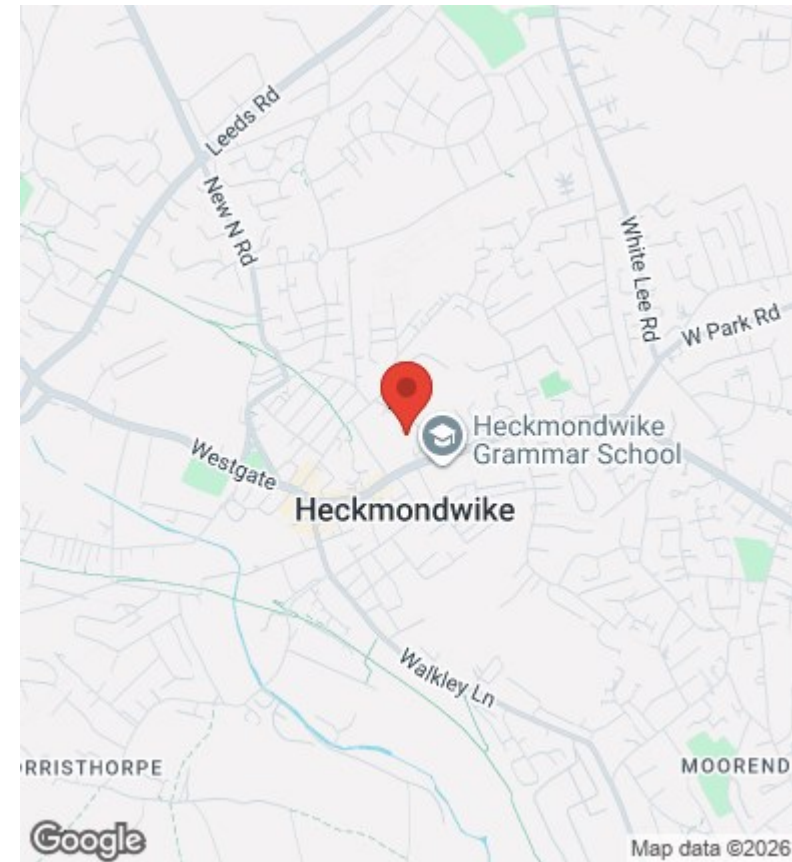
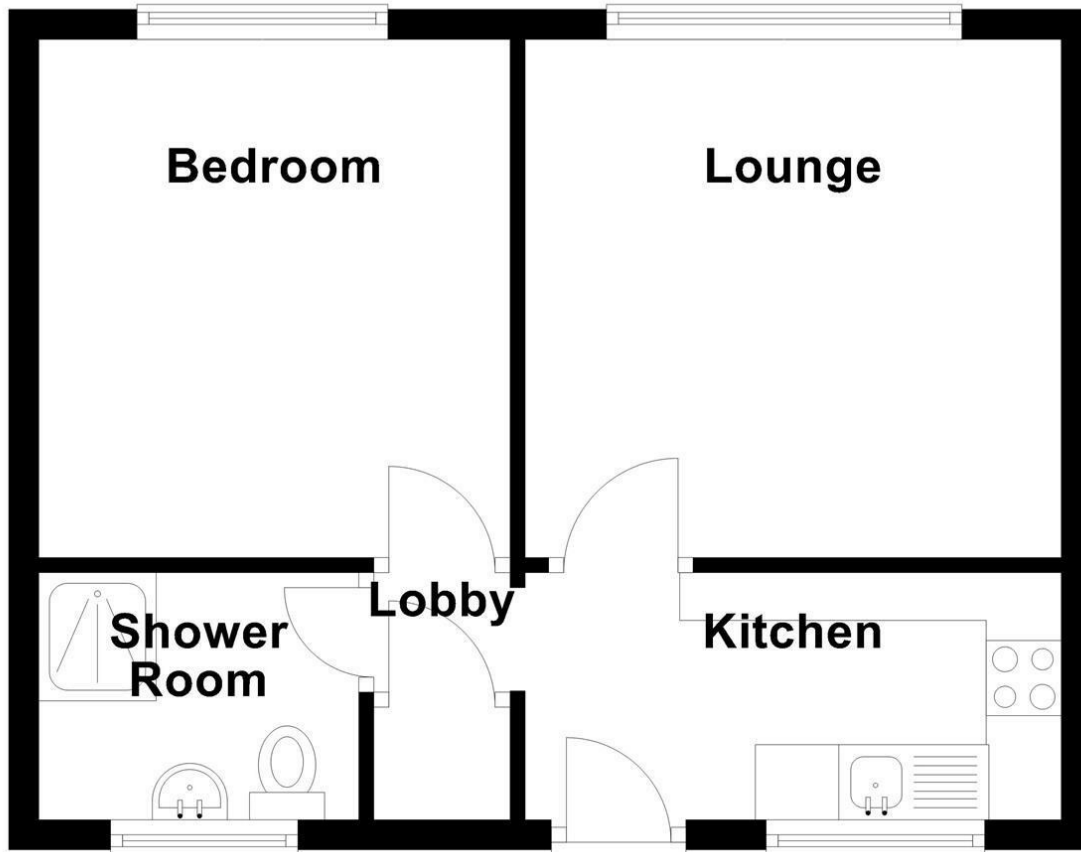
### VIEWINGS:

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





# Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>34</b>	
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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

Huddersfield | Halifax | Elland | Mirfield

