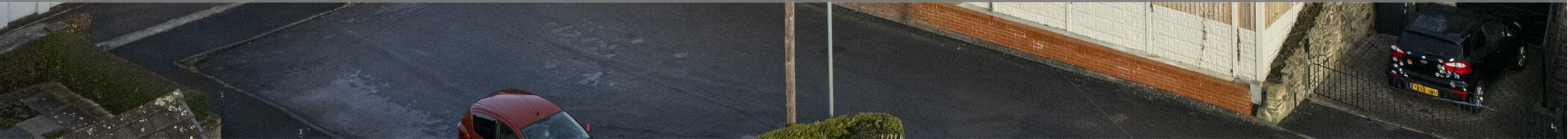




The Bungalow, 26, Walkley Terrace, Heckmondwike, WF16 0PA  
Offers In The Region Of £475,000

bramleys





Bramleys are delighted to offer for sale this individual and beautifully presented detached property. The spacious accommodation has been fully refurbished throughout and really must be viewed internally to be fully appreciated. The property boasts three ground double bedrooms, has quality fixtures and fittings throughout and has a fantastic master suite to the first floor. Located on a larger than average plot with planning permissions to extend further, the land boast a double garage, parking for numerous cars and additional outhouse storage. Enjoying far reaching views, this really is an ideal family home with huge amounts of potential.









## GROUND FLOOR

### Dining Kitchen

18'3" x 11'9" (5.56m x 3.58m)

A beautifully finished dining kitchen furnished with a quality range of wall and base units with complimentary work surfaces and inset sink unit with mixer tap and drainer. There is space for a range cooker with splashback and extractor hood over. uPVC double glazed windows enjoy far reaching views and there is floor tiling and a central heating radiator.

### Inner Hallway

Leading to additional living and bedroom space.

### Lounge

18'6" x 11'9" (5.64m x 3.58m)

A well presented and cosy Lounge with a fireplace with inset log burning stove, uPVC windows and doors with views and a central heating radiator.

### Bedroom 2

12'3" x 9'6" (3.73m x 2.90m)

A double bedroom with fitted wardrobes, a central heating radiator and a uPVC double glazed window.

### Bedroom 3

8'11" x 8'9" (2.72m x 2.67m)

Having fitted furniture including wardrobes and drawers, along with a uPVC double glazed window and a central heating radiator.

### Bedroom 4

8'11" x 7'11" (2.72m x 2.41m)

A further double bedroom with a central heating radiator, a uPVC double glazed window and fitted wardrobes to one wall.

### Utility Area

A useful area with plumbing for a washing machine and space for a tumble dryer,

### Shower Room

12'3" x 5'6" (3.73m x 1.68m)

A spacious and contemporary shower room which is fitted with good size walk in shower, a wash basin set within a vanity unit and a wc. There is a wall hung matching store cupboard, wall tiling, spot lights to the ceiling and a central heating radiator.

## FIRST FLOOR

### Master Bedroom

27'4" x 10'3" (8.33m x 3.12m)

This impressive bedroom space has a sky light window, ample eaves storage space and a central heating radiator.

### En suite Shower Room

10'3" x 8'9" (3.12m x 2.67m)

A beautifully appointed shower room furnished with a walk in shower cubicle, a contemporary table top wash basin and a WC. There is some wall tiling and a sky light window.

## OUTSIDE

### 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.

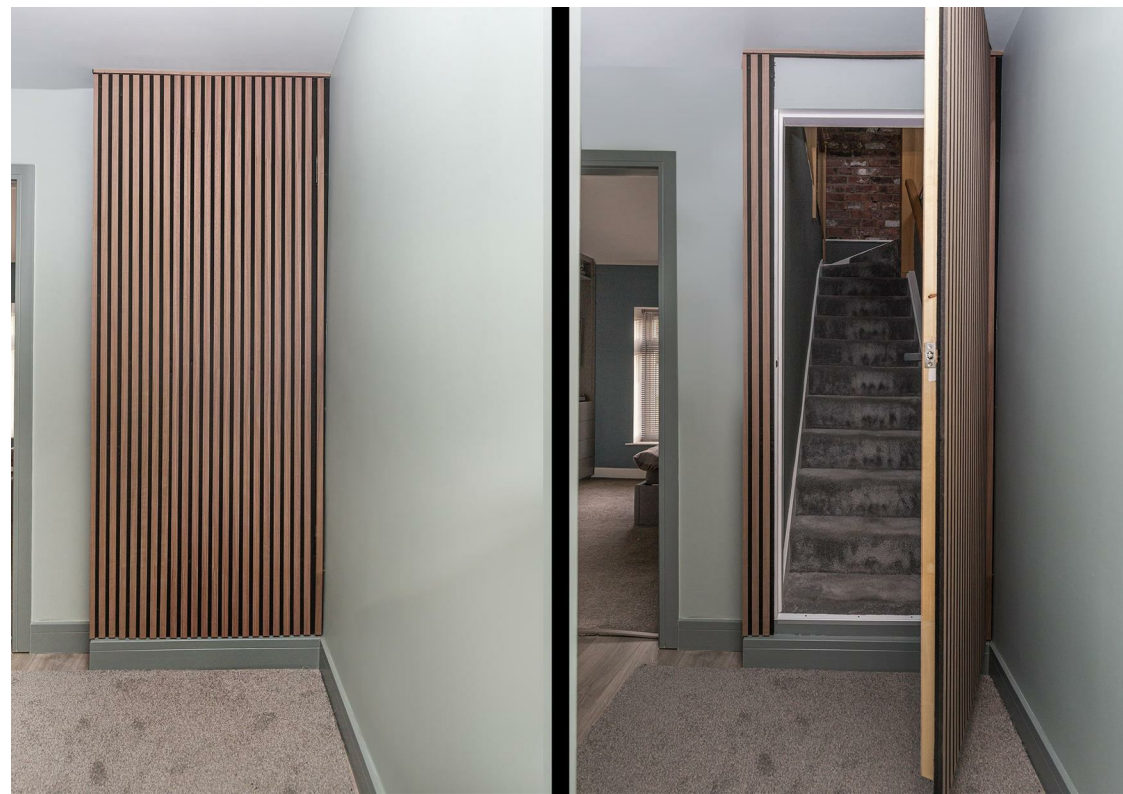
### ONLINE CONVEYANCING SERVICES:

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.

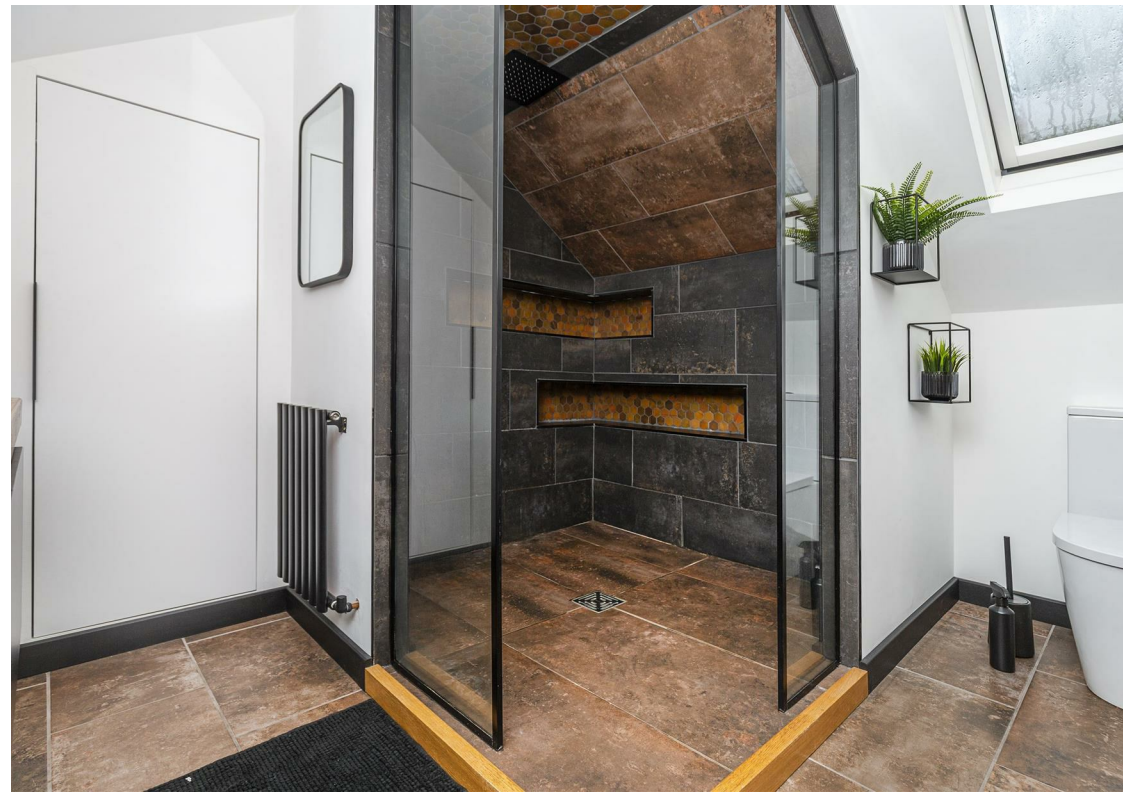
### VIEWINGS:

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



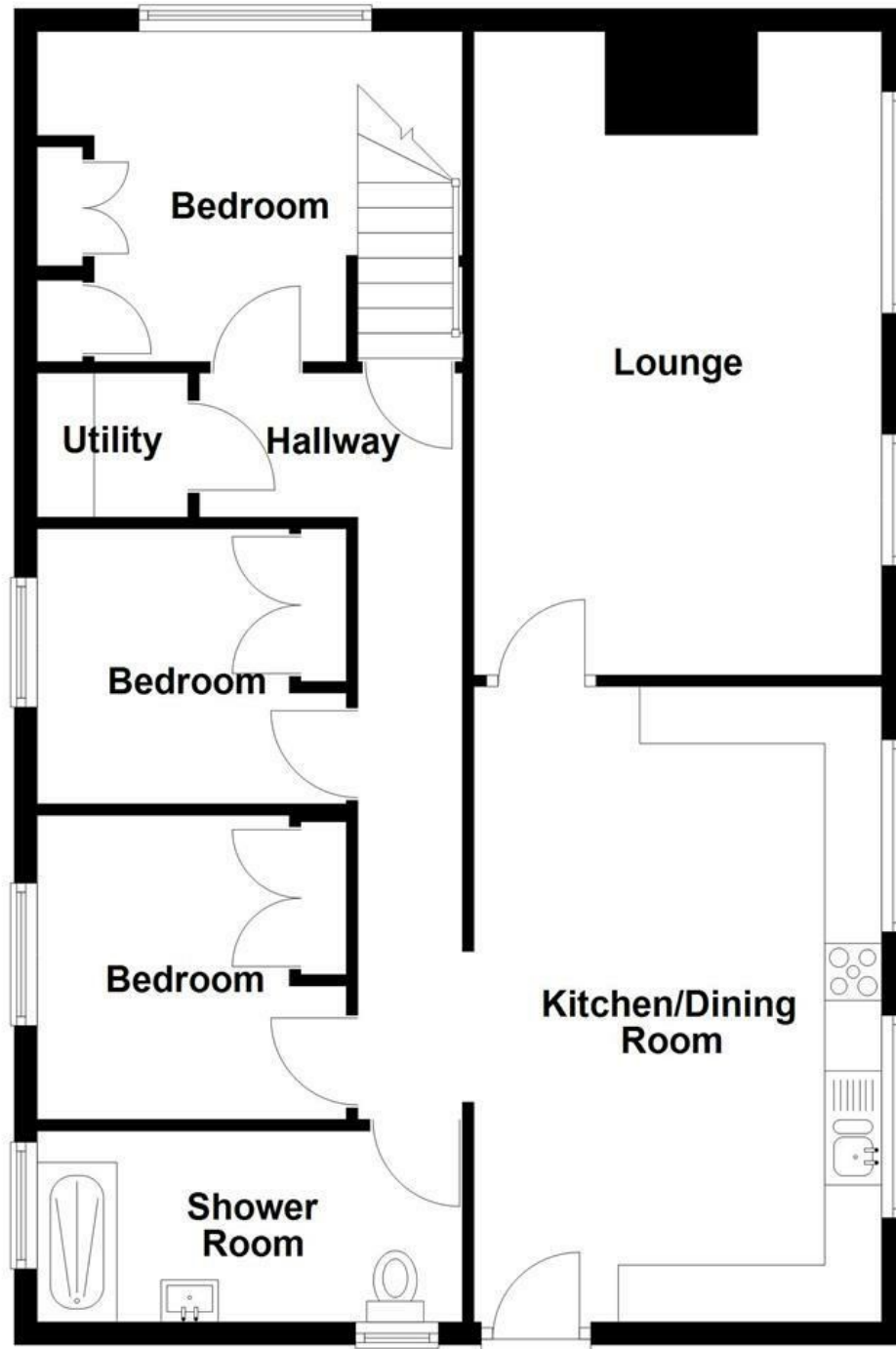




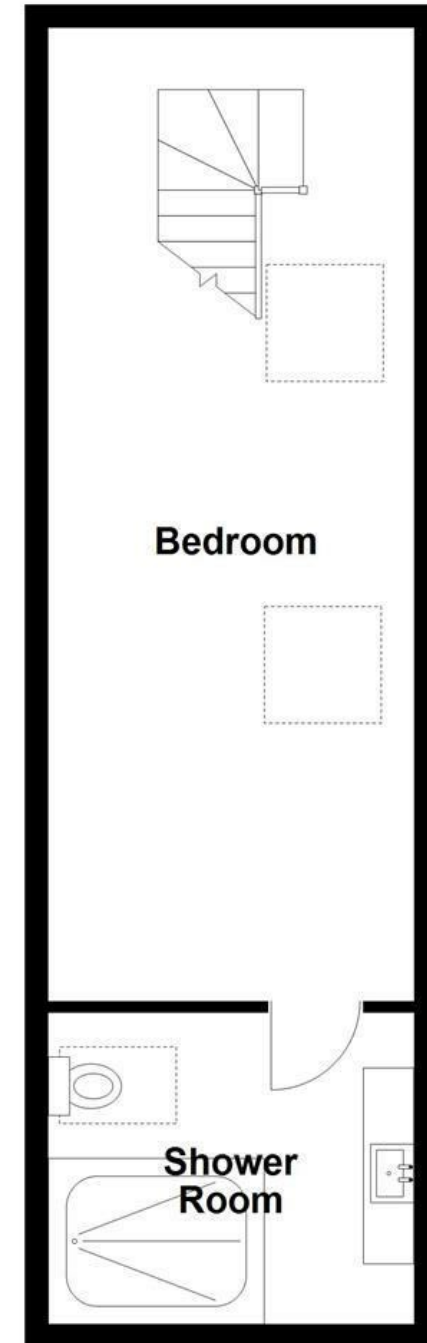




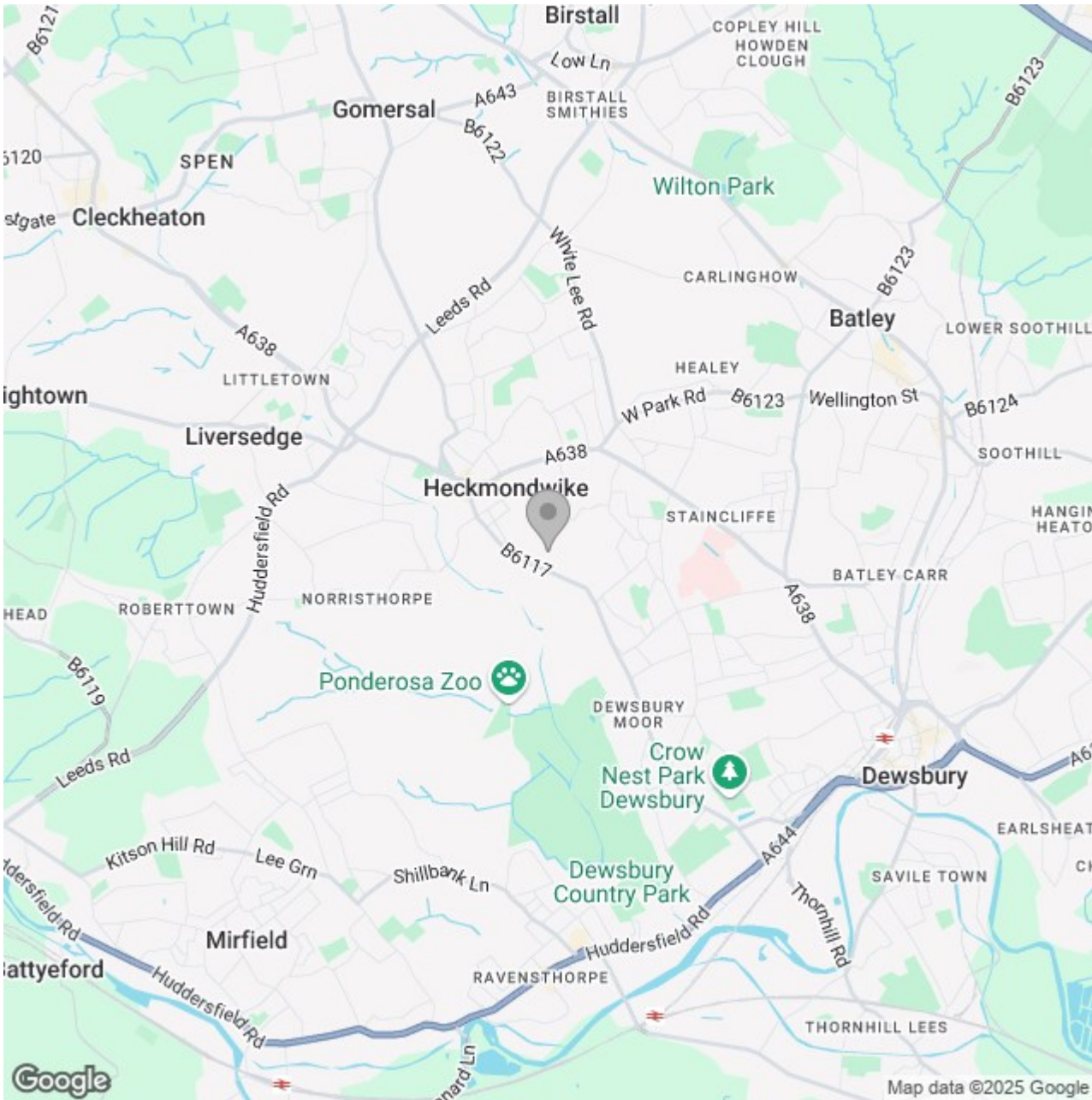
**Ground Floor**

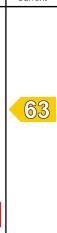


**First Floor**







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(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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