



27 Cawley Lane, Heckmondwike, WF16 0BN  
Offers In The Region Of £199,950

**bramleys**



Situated in a popular residential area of similar properties, is this good sized detached bungalow. Featuring uPVC double glazing, the property has been extended to the rear to create additional living/bedroom space and now offers versatile and spacious accommodation. Located on a pleasant plot with ample off road parking to the front, a side driveway leading to a single garage and a low maintenance rear garden. Internally, the layout comprises a lounge with dining area, modern kitchen, 2 bedrooms plus a boxroom/office, an adapted shower room and a large extension room currently used as a studio/additional living area. An early viewing is strongly encouraged to appreciate the potential this property has to offer.



## GROUND FLOOR

Enter the property via a side exterior door into:-

### Kitchen

14'3" x 7'2" (4.34m x 2.18m)

Which is fitted with a range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. There is also a uPVC window overlooking the front and side elevations and there is complimentary floor tiling.

### Lounge with Dining area

22'2" x 10'9" max (6.76m x 3.28m max )

This good sized room has a lounge area overlooking the front via a uPVC window and an inset fire to one wall. The dining area has a a side uPVC window and a door into the inner hallway.

### Inner Hallway

With access to the bedrooms and shower room.

### Shower Room

This adapted shower room has shower facilities, along with a wash basin and WC set within a vanity unit. There is tiling to the walls and a side uPVC window.

### Office/Box Room

8'6" x 5'6" (2.59m x 1.68m)

Fitted with a side uPVC window.

### Bedroom

13'5" x 9'1" (4.09m x 2.77m)

The master bedroom is a good size and has rear and side uPVC windows, along with fitted wardrobes to one wall. A door leads into the extension room.

### Bedroom

10'8" x 8'7" (3.25m x 2.62m)

A double bedroom with fitted wardrobes to one wall and uPVC windows to the rear and side.

### Studio/Sitting/Bedroom

16'7" x 12'9" (5.05m x 3.89m)

An extension to the original property, this room offers good size additional living or sleeping space. Wardrobe storage space is fitted to one wall and there is a uPVC window overlooking the rear garden and an exterior door leading outside.

## OUTSIDE

To the front of the property is a good sized block paved parking space providing ample off road parking facilities. A gated side driveway leads to a single garage with up and over door. To the rear is a low maintenance garden with storage shed.



### 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.

### DIRECTIONS:

Leave the Mirfield office and take the left turn onto Knowl Road and follow this road all the way around as it becomes Water Royd Lane and then Old Bank Road. At the junction, take the left turn onto Sunny Bank Road and then after a short distance at the traffic lights, take a right into Huddersfield Road. At the traffic lights with The Meadows Childcare Centre on the right, turn right onto Norristhorpe Lane and heading straight across at the mini roundabout to stay on this road. After crossing the bridge onto Station Lane, head straight across the junction onto Church Street. Upon reaching Heckmondwike Grammar School, turn right onto Grove Road and then left onto Birkhead Street. Take the next right turn onto Cawley Lane and follow the road around the bend where the property can be found identified by the Bramleys for sale board.

### TENURE:

Freehold

### COUNCIL TAX BAND:

Band C

### 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.

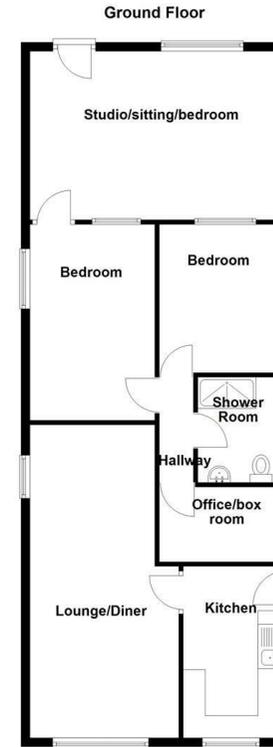
### ONLINE CONVEYANCING SERVICES:

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:-

Mirfield Properties: 01924 495334

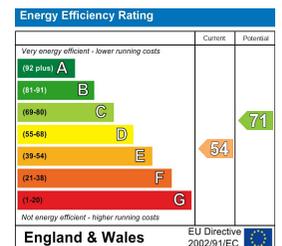


### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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