



79 Hollinbank Lane, Heckmondwike, WF16 9NW  
Offers In The Region Of £179,950

bramleys





Offered for sale with no onward chain is this deceptively spacious terraced property. Formerly two back to back terraces, the property offers ideal family sized accommodation and must be viewed to be fully appreciated. The property features both uPVC double glazing and gas central heating system, along with a recently refitted spacious dining kitchen, large lounge, 3 bedrooms and house bathroom plus a low maintenance garden to the rear. Situated in an ever popular location with local amenities, well regarded schooling and major road and rail links nearby, the property would be an ideal purchase for first time buyers or investor buyers alike.





## GROUND FLOOR

Enter the property via a uPVC external door into:-

### Entrance Vestibule

Where there is a central heating radiator and stairs to the first floor.

### Lounge

17'9" x 12'9" (5.41m x 3.89m)

Situated to the front of the property, this spacious lounge has a uPVC window, a central heating radiator and a feature inset fire to one wall.

### Dining Kitchen

17'6" x 16'7" (5.33m x 5.05m)

Steps lead down to this good sized modern dining kitchen which has been recently refitted with a range of wall and base units, work surfaces and inset sink unit with mixer tap and drainer. Integrated within the kitchen is a 4 ring hob with extractor hood over and in-built under oven, along with plumbing for a washing machine. Further cupboards and storage are built into the recess and the modern boiler is located within a storage cupboard. There is also a central heating radiator, a uPVC window and an exterior door out to the rear garden.

### Cellar

A door leads from the lounge down to a useful storage cellar.

## FIRST FLOOR

### Landing

Leading to bedrooms and bathroom.

### Bedroom 1

13'9" x 9'1" (4.19m x 2.77m)

Located to the front, the master bedroom has fitted wardrobes, a uPVC window and a central heating radiator.

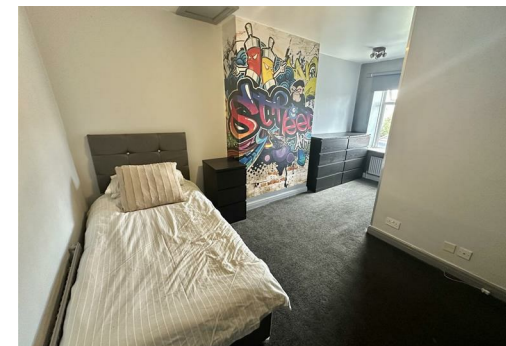
### Bathroom

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

### Bedroom 2

16'9" x 10'6" narrowing to 5'6" (5.11m x 3.20m narrowing to 1.68m)

Overlooking the rear, this good sized bedroom has built-in storage, a uPVC window and a central heating radiator.



Bedroom 3  
10'4" x 6'3" (3.15m x 1.91m)

A well proportioned third bedroom again located to the rear and having a central heating radiator and a uPVC window.

OUTSIDE

The property is street lined to the front with provisions to park on the street. To the rear is a low maintenance garden with outer fencing and gateways.

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 on Knowl Road which will become Water Royd Lane. Continue straight ahead at the crossroads onto Old Bank Road and at the junction turn left onto Sunny Bank Road. At the traffic lights, take a right onto Huddersfield Road (A62) and stay on this road for about 2.5 miles before taking a right turn onto White Lee Road. After a short distance, turn right onto Oliver Road then left onto Hollinbank Lane where the property can be found identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

Band B

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.



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

