



17 Kaye Street, Heckmondwike, WF16 0JN
Offers In The Region Of £150,000

bramleys

NO UPPER CHAIN

Situated close to Heckmondwike town centre and all its amenities, is this traditional 3 bedroom end terraced property. The deceptively spacious accommodation is fitted with uPVC double glazed windows, gas central heating system and has good sized living space, along with 3 first floor bedrooms and a bathroom. Available with no onward chain, and having a rear garden and on street parking provisions, this would make an ideal family home. Located within close proximity to the ever popular Heckmondwike Grammar School and having easy access to major road and rail links, an early viewing is strongly recommended.



GROUND FLOOR

Entrance Vestibule

Accessed via a front exterior door and having a central heating radiator and stairs to the first floor.

Lounge

16'3" x 12'9" (4.95m x 3.89m)

Situated to the front, this good sized lounge has a uPVC window to the front, a central heating radiator and a fireplace to one wall with hearth.

Dining Kitchen

15'6" x 11'2" (4.72m x 3.40m)

A spacious room fitted with built in base units with work surfaces over and inset sink unit with drainer. Further wall units and built in recess cupboards provide additional storage and there is a central heating radiator and a door to the cellar. A uPVC window overlooks the rear and an exterior door leads out to the garden.



LOWER GROUND FLOOR

Cellar

A useful storage cellar.

FIRST FLOOR

Landing

With access to bedrooms and bathroom.

Bedroom 1

15'6" max x 10'9" (4.72m max x 3.28m)

Located to the front, this good sized bedroom has a built in cupboard, two uPVC windows and a central heating radiator.

Bedroom 2

11'5" x 7'5" max (3.48m x 2.26m max)

Overlooking the rear and having a central heating radiator and a uPVC window.



Bedroom 3

8'5" x 8'5" (2.57m x 2.57m)

With a central heating radiator and a uPVC rear window.

Bathroom

Furnished with a 3 piece suite comprising of 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.

OUTSIDE

The property is street lined to the front and has a low maintenance rear garden.

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 - please note, the property is held on a much larger title. On completion the property will be split from the larger title.

We would advise all prospective purchasers to make enquiries with their legal advisors prior to a commitment to purchase the property.

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:

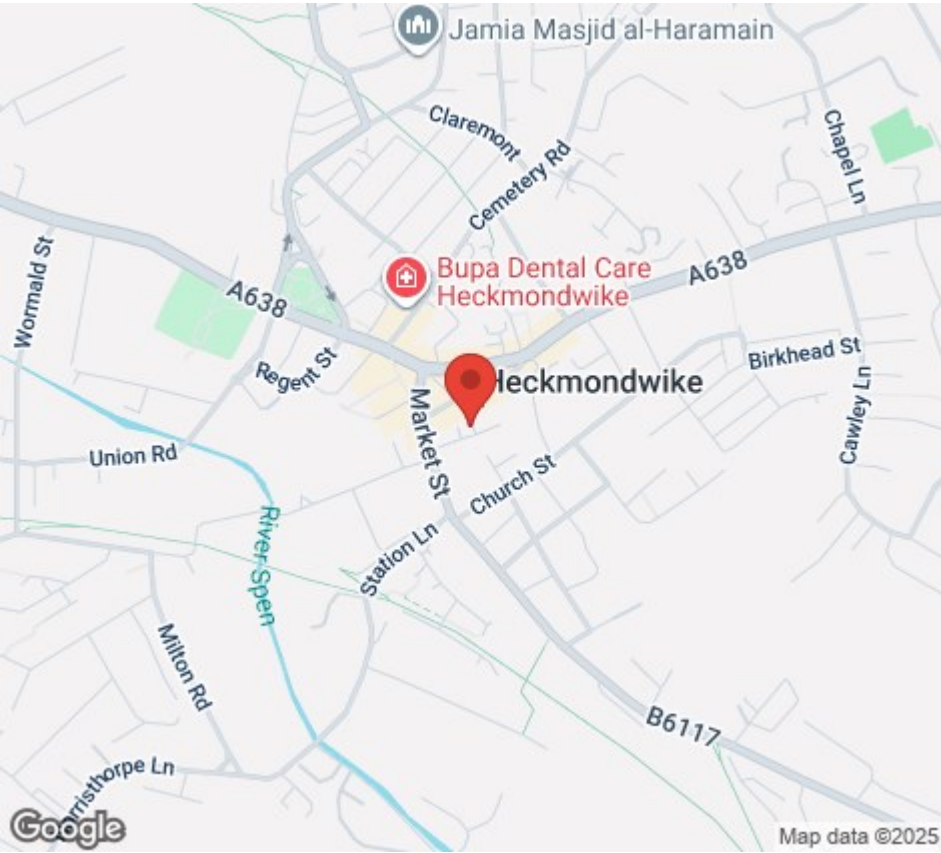
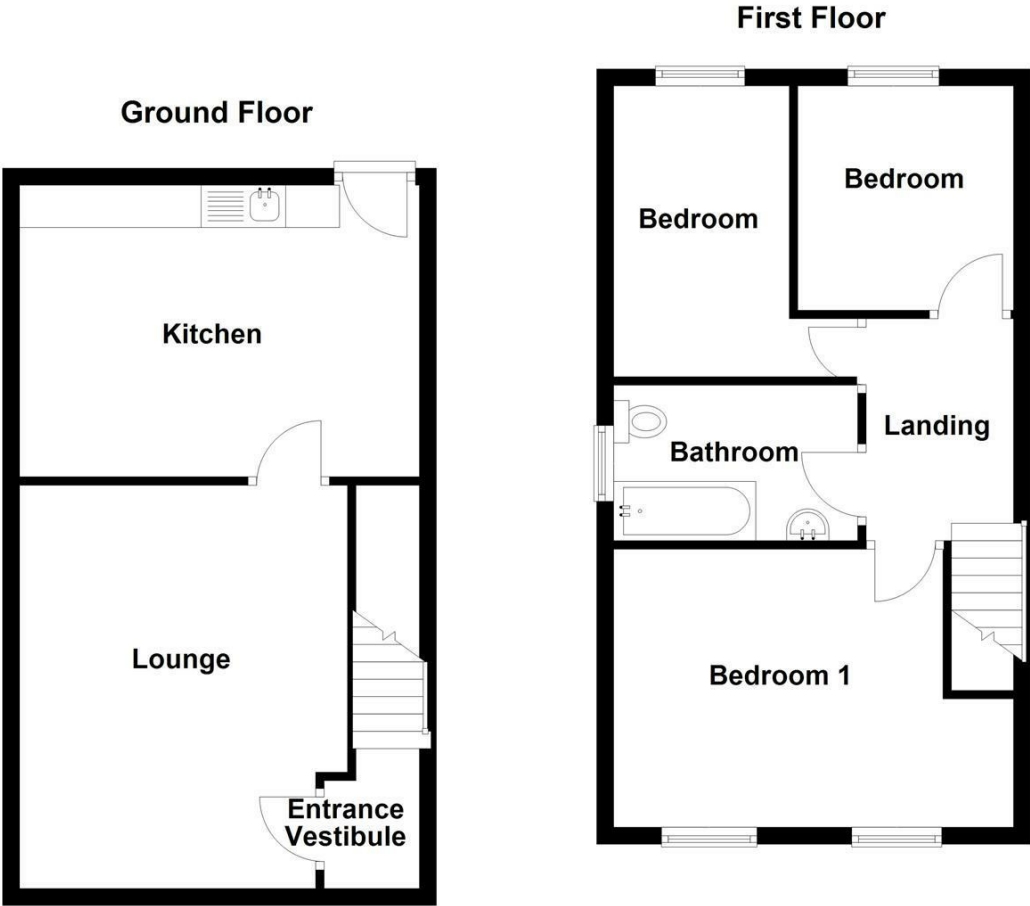
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.


VIEWINGS:

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







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(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

Huddersfield | Halifax | Elland | Mirfield

