



37 Lawrence Crescent, Heckmondwike, WF16 9AZ

£240,000

bramleys

Situated in a popular residential area is this extremely well presented semi detached dormer bungalow. The versatile accommodation has been much improved by the current vendor and now boasts a recently refitted bathroom and kitchen, a new roof in 2022 and a new boiler in 2023. The layout will suit most buyers and features a spacious kitchen which opens into a dining area, a pleasant lounge, a modern bathroom, utility area and two ground floor double bedrooms. A staircase then leads to a further double bedroom with skylight windows and ensuite shower room. Located on a good sized plot with ample forecourt driveway parking, a gated side driveway which leads to a single garage and a newly landscaped rear garden with summer house. An early viewing is strongly recommended to appreciate this impressive property.



## GROUND FLOOR

### Dining Kitchen

19'1" x 9'4" (5.82m x 2.84m)

Accessed via a uPVC side door, this modern dining kitchen has been recently refitted with a good range of wall and base units with work surfaces, tiled splash backs and inset sink unit. Integrated within the kitchen is a four ring hob with extractor hood over and a multi oven with grill and microwave. The kitchen area opens up into a pleasant dining room with a central heating radiator and two side windows provide ample natural light.

### Inner Hallway

With access to living space and a staircase leading to the first floor.

### Utility Area

A useful utility area with a uPVC double glazed front window.

### Lounge

14'3" x 12'4" (4.34m x 3.76m)

A good sized room over looking the front and having a uPVC double glazed window and a central heating radiator. To one wall is a feature fireplace with hearth and inset fire.

### Bedroom 1

11'7" x 8'9" (3.53m x 2.67m)

Overlooking the rear garden, the main bedroom has built in mirrored wardrobes to one wall, a central heating radiator and a uPVC double glazed window.

### Bedroom 2

10'6" x 8'8" (3.20m x 2.64m)

Having a built-in cupboard, central heating radiator and a uPVC French doors leading out to the rear garden.

### Bathroom

This bathroom has been recently refitted with a contemporary suite comprising of a shaped bath with shower over and shower screen, and a wash basin and WC set within a vanity unit. There is tiling to the walls, along with a central heating radiator.

## FIRST FLOOR

### Double Bedroom

13'4" x 11'2" (4.06m x 3.40m)

This pleasant room has two skylight windows and a central heating radiator.



### En suite Shower Room

Furnished with a modern walk in shower cubicle and having a WC and a vanity wash basin. There is tiling to the walls, a central heating radiator and a uPVC double glazed window.

### OUTSIDE

To the front of the property, there is a forecourt driveway providing ample off road parking facilities. A gated side driveway leads to a single garage with up and over door. The impressive rear garden has been recently remodelled and now provides a lovely low maintenance space with a patio section, artificial lawn and decked seating area. There is also a spacious storage shed which extends to the rear of the garage, along with a covered decked seating space and a summer house.

### 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 Heckmondwike via Westgate passing Bramleys office on the left hand side and at the traffic lights take a right hand turn into Greenside. Continue straight ahead passing McDonald's on the right and proceeding into Jeremy Lane and in turn Nun Royd. At the mini roundabout take a right hand turn into Leeds Old Road continuing straight ahead and taking

the second right hand turn into Priestley Avenue, Lawrence Crescent is a turning on the left hand side and the property can be identified by our for sale board.

### TENURE:

Freehold

### COUNCIL TAX 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:

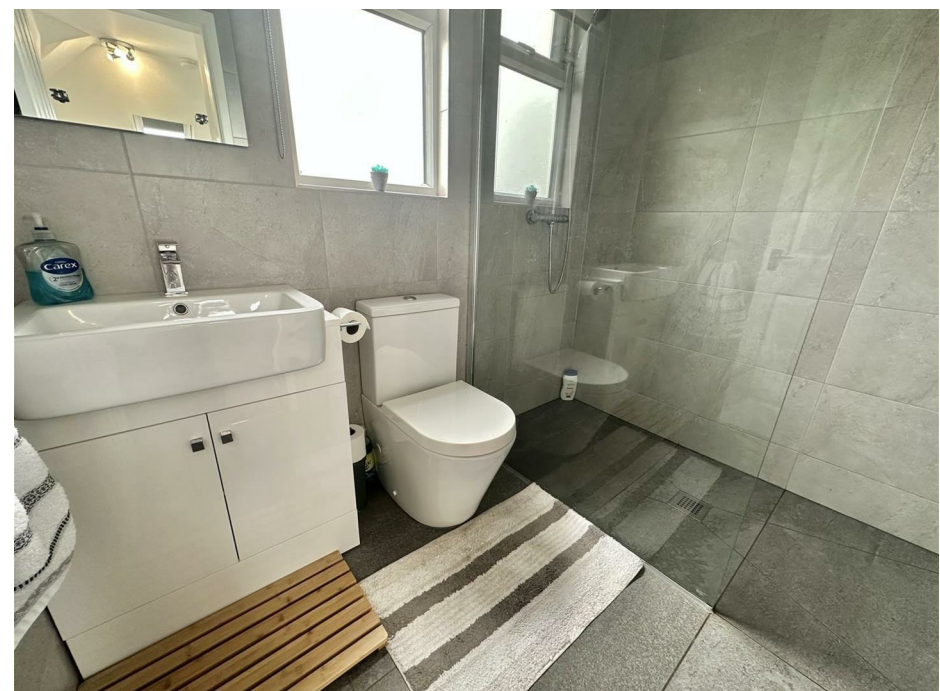
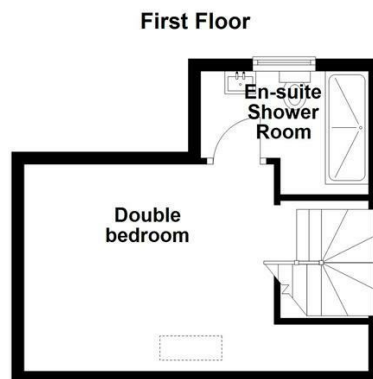
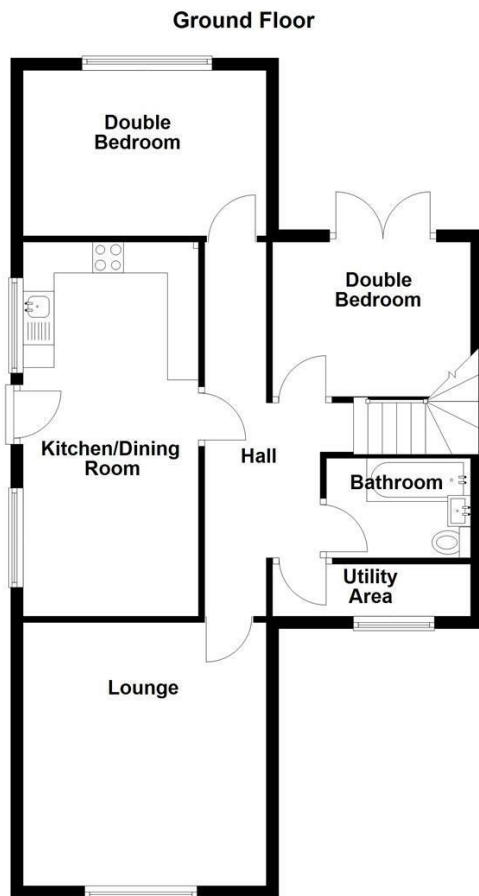
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

Please call our office to book a viewing on 01484 530361.







| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
| Very energy efficient - lower running costs | Current   | Potential               |
| (92 plus) <b>A</b>                          |           | <b>79</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>39</b> |                         |
| (1-20) <b>G</b>                             |           |                         |
| 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

