



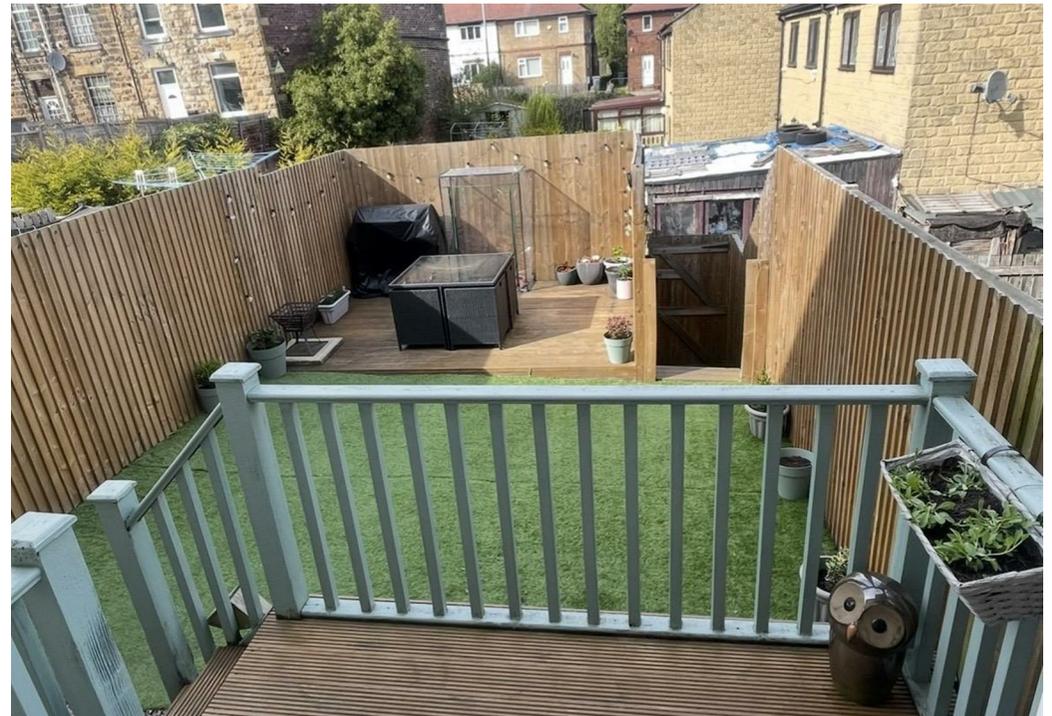
5 Greenfield View, Carlinghow, Batley, WF17 8FG

Offers Over £200,000

**bramleys**



An internal viewing is the only way to fully appreciate this well presented modern town house. The 3 bedroomed property has the added advantage of a versatile occasional/loft room and offers quality fixtures and fittings throughout. Located in a popular residential area with driveway parking with EV charger and enclosed low maintenance rear garden, this will make an ideal family home. The property has been upgraded by the current vendor and could be occupied with the minimum of expense. Situated within easy reach of local amenities, schooling and major road and rail links.



## GROUND FLOOR:

Enter the property through an external door into:-

### Entrance Hall

Fitted with a central heating radiator and staircase leading to the first floor accommodation.

### Ground Floor WC

Accessed from the the entrance hall and furnished with a WC and wash hand basin. There is also a central heating radiator and uPVC double glazed window.

### Lounge

14'11" x 12'8" (4.55 x 3.86)

This spacious and well presented lounge overlooks the front of the property via a uPVC double glazed window. There is also a central heating radiator and a set of double doors which lead into the dining kitchen.

### Dining Kitchen

15'10" x 9'1" (4.83 x 2.77)

This modern dining kitchen is fitted with a good range of wall and base units with work surfaces, tiled splashbacks and an inset sink unit with mixer tap and drainer. There is an integrated four ring hob with stainless steel splashback, canopy style extractor hood over and inbuilt under oven. The kitchen is also plumbed for a dishwasher and automatic washing machine, has a central heating radiator and a uPVC double glazed window. A set of uPVC double glazed French doors provide access out to the rear garden.

## FIRST FLOOR:

### Landing

With a further staircase leading to the occasional/loft room.

### Bedroom 1

12'10" x 9'0" (3.91 x 2.74)

This pleasant master bedroom is located to the rear. Fitted with a central heating radiator, uPVC window and built-in wardrobes to one wall.

### Bedroom 2

9'6" x 9'2" (2.90 x 2.79)

Another well presented double bedroom, with a uPVC window to the front and a central heating radiator.

### Bedroom 3

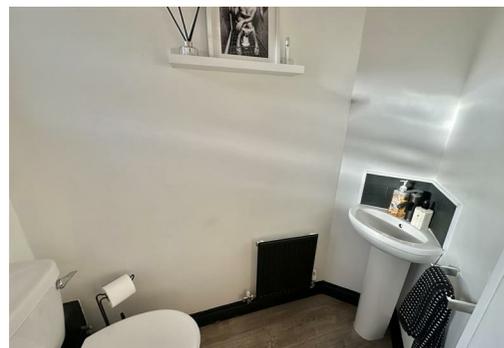
9'1" x 6'6" (2.77 x 1.98)

Overlooking the rear garden, having a central heating radiator, uPVC double glazed window and built-in shelf storage.

### Bathroom

This modern bathroom is furnished with a 3 piece suite comprising of a shaped bath with shower over and shower screen, a pedestal wash basin and a WC. There is some tiling to the wall areas, a uPVC double glazed window and a central heating radiator.

## SECOND FLOOR:



## Occasional/Loft Room

14'11" x 12'8" (4.55 x 3.86)

This versatile and spacious room has two skylight windows, spotlights to the ceiling and additional eaves storage space.

## OUTSIDE:

To the front of the property there is a paved area, along with a pathway which leads to the front door. A block paved driveway also provides off road parking facilities and has an EV charger. To the rear, there is raised decking accessed from the dining kitchen, fitted with balustrade and steps down to an artificial lawned area which has a further decked section beyond. The garden is enclosed by fencing and gateway, making it ideal for those with children or pets.

## 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 right and proceeding into the town centre. At the major traffic lights continue straight ahead into High Street passing Heckmondwike Grammar School on the right and Independent Chapel on the left. At the next traffic lights turn left into White Lee Road and proceed straight ahead until you reach Fairfield School on the left hand side. Take the next right hand turn into Carlinghow Lane, continuing until you reach The Drive on the right where Greenfield View can be found as a cul de sac off on the right hand side.

## TENURE & COMMUNAL SERVICE CHARGE:

Freehold.

Please note there is an additional service charge of £120.00 per annum for the upkeep of communal areas.

## COUNCIL TAX BAND:

B

## MORTGAGES:

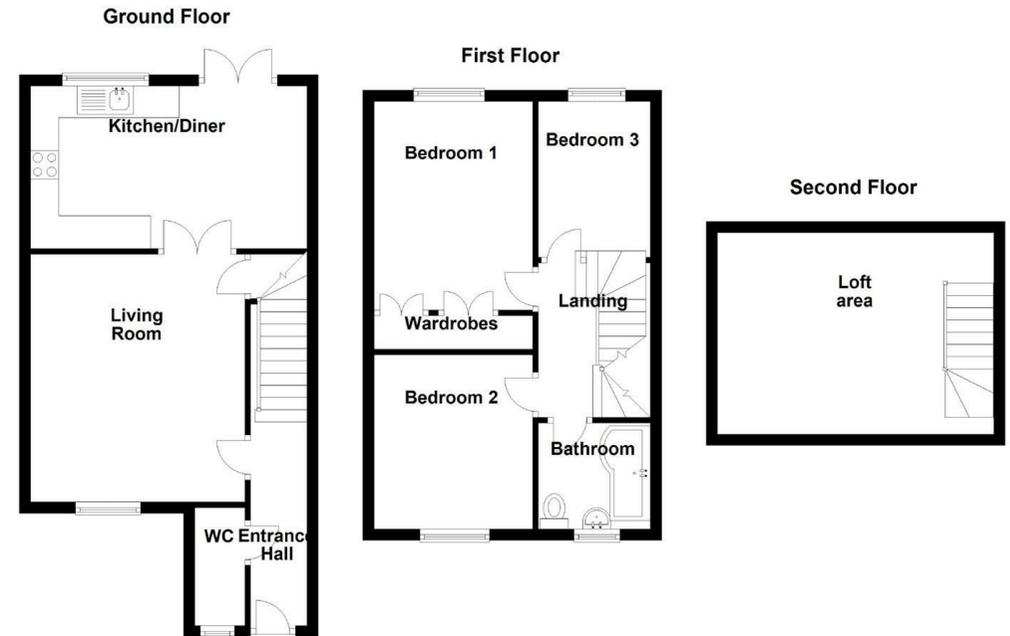
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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.

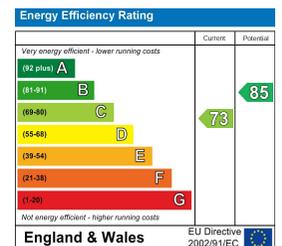


## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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