



7 King Street, Heckmondwike, WF16 9LN  
Offers Over £90,000

bramleys





Offered for sale with NO CHAIN involved is this well presented back to back terraced house. Having good sized accommodation arranged over 3 floors and a low maintenance garden, an early viewing is strongly encouraged to appreciate the property which could be occupied with the minimum of expense. Featuring both uPVC double glazing and gas fired central heating together with a modern fitted modern kitchen area and a contemporary 4 piece bathroom. The property would make an ideal home for the first time buyer or investor and is located close to Heckmondwike town centre and all its amenities along with easy access to major road and rail links.



## GROUND FLOOR

### Entrance Vestibule

Accessed via a uPVC double glazed external door and having tiled flooring and a staircase to the first floor accommodation.

### Living Room With Kitchen Area

16'9" x 14'0" (5.11m x 4.27m)

A good sized living space with a uPVC double glazed window, a central heating radiator and a feature fireplace with hearth and electric stove style fire. The kitchen area is fitted with a modern range of units with inset sink unit and integrated hob with under oven, stainless steel splashback and chimney style extractor over. There is a side uPVC double glazed window and a door leading to the cellar.

## FIRST FLOOR:

### Bedroom 1

10'8" x 10'7" (3.25 x 3.23)

A double room having a uPVC double glazed window, a central heating radiator and 2 wall light points.

### Landing

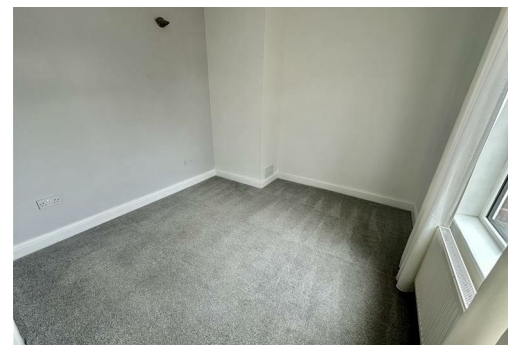
With access to a bedroom and bathroom and a further staircase to the attic bedroom.

### Bathroom

11'0" x 6'1" (3.35 x 1.85)

This good sized modern bathroom is fitted with a 4 piece suite comprising circular walk in shower cubicle with wall mounted shower, a panelled bath, wall mounted wash hand basin and a WC. There is part tiling to the walls, a central heating radiator and illuminated vanity mirror.

## SECOND FLOOR



## Attic Bedroom

14'2" x 9'1" (4.32 x 2.77)

Having some limited headroom, a central heating radiator and a side window plus a further skylight window.

## OUTSIDE:

The property can be found located to the rear of the block. There is a low maintenance enclosed garden with outer pathway for neighbouring access.

## 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

## COUNCIL TAX BAND:

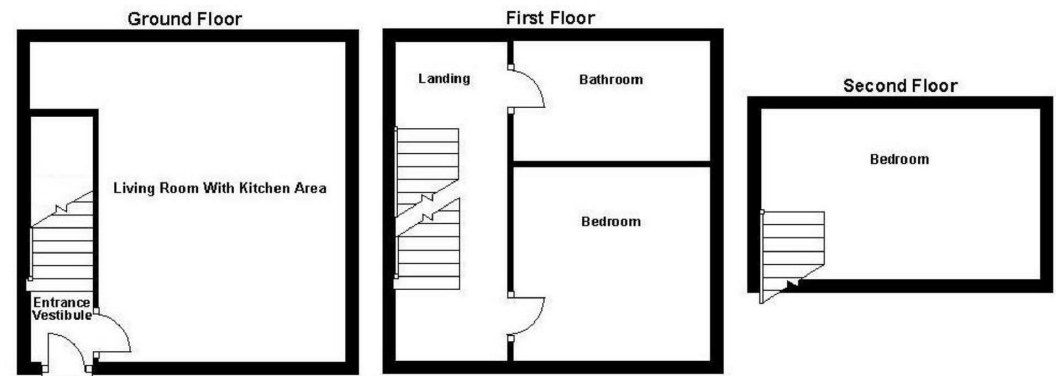
Band A

## 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.

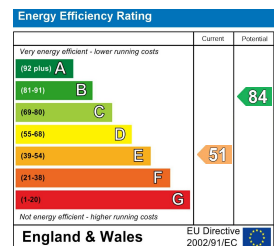


### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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