



149 Leeds Old Road, Heckmondwike, WF16 9BB  
Offers Over £180,000

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Offered for sale with no onward chain, is this good sized traditional semi detached bungalow. Located on spacious plot with a large rear garden and driveway parking. The two bedroomed accommodation features uPVC double glazing and gas central heating and really should be viewed to appreciate the potential on offer. Situated in an ever popular area with local amenities nearby and easy access to major road links.





## GROUND FLOOR

### Porch

Accessed via a uPVC door and having a further door into the Entrance Hall.

### Entrance Hallway

Leading to the living accommodation and having a central heating radiator.

### Lounge

13'8" x 12'6" (3.96m'2.44m" x 3.66m'1.83m")

Situated to the front, this good sized Lounge has a front uPVC window and a central heating radiator. To one wall is a feature fireplace with inset fire.

### Kitchen

12'8" x 12'6" (3.66m'2.44m" x 3.66m'1.83m")

Fitted with a range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with drainer. Integrated within the units is a four ring hob with extractor over and built in oven. There is a side window and a central heating radiator. A door leads to the utility porch.

### Utility Porch

7'9" x 3'4" (2.13m'2.74m" x 0.91m'1.22m")

Having plumbing for a washing machine and a side exterior door.

### Bathroom

Furnished with a 3 piece suite comprising of panelled bath, wash basin and a WC. There is some wall tiling, a central heating radiator and a side window.

### Bedroom 1

12'9" x 12'6" (3.66m'2.74m" x 3.66m'1.83m")

A good sized master bedroom with a uPVC window to the rear and a central heating radiator.



Bedroom 2

10'0" x 9'11" (3.05m'0.00m" x 2.74m'3.35m")

Currently used as a dining space, this double room overlooks the rear garden via a uPVC double glazed window and has a central heating radiator.

OUTSIDE

To the front of the property is a lawned garden with planted borders and a gated driveway provides off road parking facilities. The larger than average rear garden is enclosed and has a spacious lawn and paved seating areas.

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:

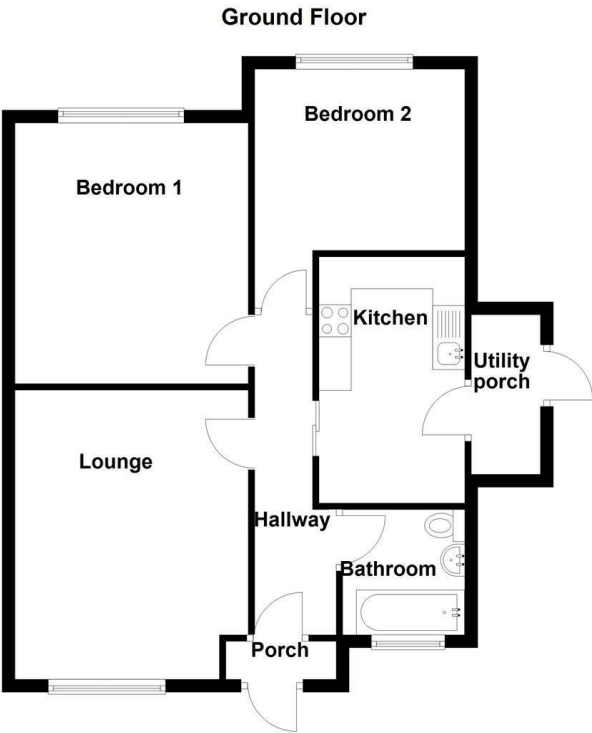
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MORTGAGES:

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.

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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

