



Flat 10 The Lawns, High Street, Heckmondwike, WF16 0AL  
Offers In The Region Of £70,000

**bramleys**



Situated in a popular complex designed for the over 60's is this well presented first floor apartment. Featuring uPVC double glazing and gas central heating system, the property boasts one double bedroom and has a pleasant balcony overlooking the communal gardens. Located within easy reach of local amenities and available with no onward chain. Early viewing recommended.



## GROUND FLOOR

### Communal Hallway

Accessed via an external door into the communal hallway with stairs leading to apartment 10.

## FIRST FLOOR

### Communal landing

with cupboard housing the central heating radiator and plumbing for an automatic washing machine.

### Lounge

15'6" x 9'5" (4.72m x 2.87m)

An external door leads into this good sized lounge which has a feature fireplace to one wall with wall mounted fire and hearth. There is a central heating radiator and uPVC double doors lead out to a pleasant balcony with views over the communal area .

### Kitchen

8'3" x 5'1" (2.51m x 1.55m)

Fitted with wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. Integrated within the units is a four ring hob with extractor hood over and a built in under oven. There is space for a fridge freezer and a uPVC window overlooks the gardens.

### Bedroom

13'3" x 10'7" (4.04m x 3.23m)

A good sized bedroom with a range of fitted furniture including wardrobes, overhead cupboards, dressing table and drawers. There is a central heating radiator and a uPVC window.

### Bathroom

Furnished with a coloured 3 piece suite comprising of panelled bath, wash basin and WC. There is some tiling to the walls and a central heating radiator.



## OUTSIDE

The property is set with pleasant communal garden areas and has off road parking opportunities and washing hanging space.

## 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:

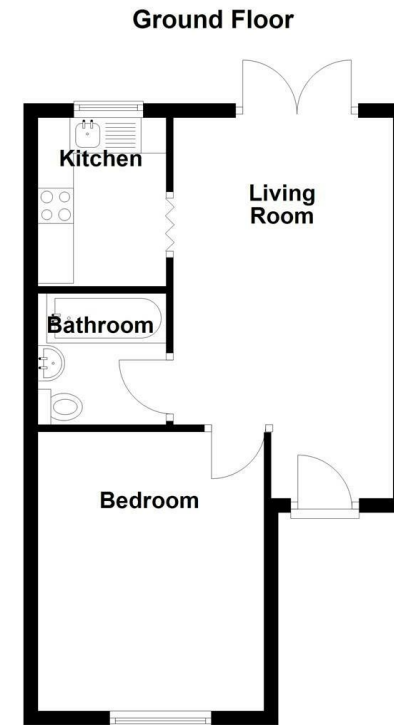
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## MORTGAGES:

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.**

## 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**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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