



19 Westfield Road, Heckmondwike, WF16 9HJ

£175,000

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Offered for sale with no onward chain is this good sized mid town house. The well planned 3 bedrooomed accommodation features uPVC double glazing, gas central heating and has gardens and a single garage. This ideal family home has a modern kitchen and bathroom and has been extended to the rear with a spacious conservatory which leads out to a decked rear garden. Located within easy reach of local amenities, well regarded local schooling and major road links, an early viewing is strongly recommended.



GROUND FLOOR

Entrance Vestibule

Accessed via an exterior door and having stairs to the first floor accommodation.

Lounge

15'10" x 11'8" (4.83m x 3.56m)

Located to the front, this good sized room has a uPVC window to the front and a central heating radiator. To one wall is a feature fireplace with heath and electric fire.

Kitchen

14'6" x 8'9" (4.42m x 2.67m)

A modern kitchen fitted with wall and base units with work surfaces and inset sink unit with mixer tap and drainer. The work surfaces extend into a breakfast bar eating space and there is an integrated hob with splashback, extractor hood over and inbuilt under oven. A useful under stairs cupboard provides storage space and a door leads into the conservatory.

Conservatory

13'10" x 8'9" (4.22m x 2.67m)

A spacious and modern conservatory with a central heating radiator, a contemporary fireplace with electric fire and uPVC French doors onto the garden.

FIRST FLOOR

Landing

With access to the loft space.

Bedroom 1

12'1" x 8'9" (3.68m x 2.67m)

Situated to the front and having a uPVC window and a central heating radiator.

Bedroom 2

11'9" x 8'6" (3.58m x 2.59m)

Another double bedroom with a central heating radiator and a uPVC window overlooking the rear.





Bedroom 3

8'9" x 5'8" (2.67m x 1.73m)

Having an inbuilt cupboard, a uPVC window and a central heating radiator.

Bathroom

A contemporary bathroom furnished with a shaped bath with shower over and shower screen, and a WC and wash basin set within a vanity unit. There is tiling to the walls, a ladder style radiator and a uPVC window.

OUTSIDE

To the front of the property is an enclosed garden with outer walling and secure gate. The rear garden is low maintenance decked and enclosed rear garden with a single garage beyond.

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:

A

MORTGAGES:

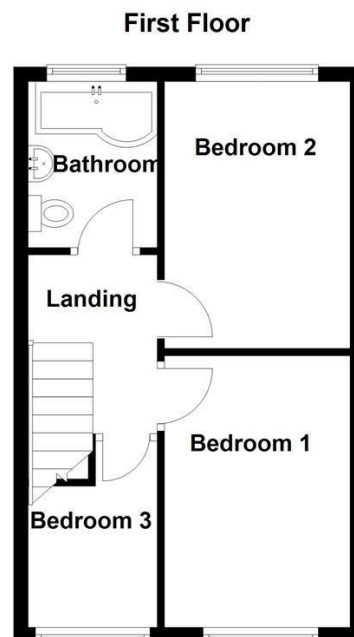
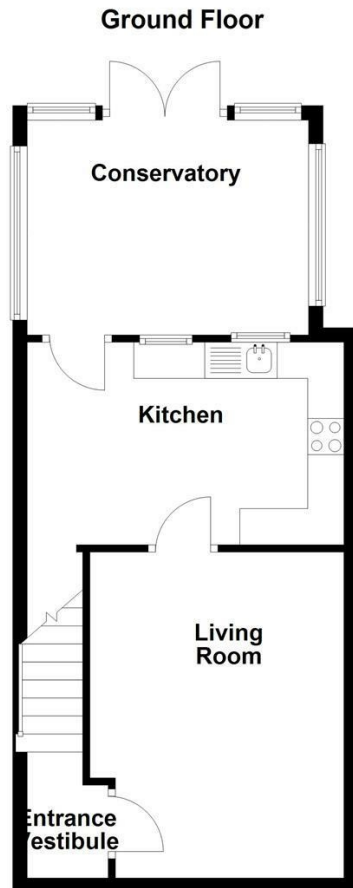
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ONLINE CONVEYANCING SERVICES:

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

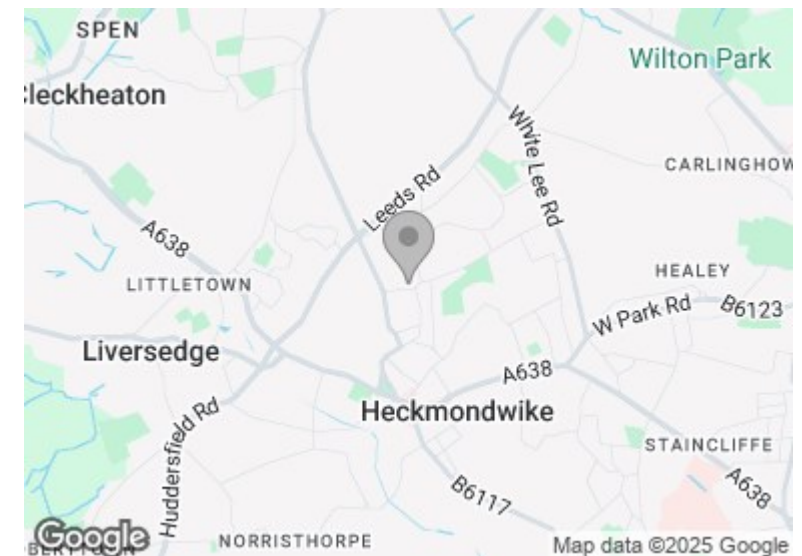
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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