

13 Leeds Old Road, Heckmondwike, WF16 9AA

Offers In The Region Of £190,000

bramleys



An early viewing is strongly recommended to appreciate this well presented semi detached house. Situated in an ever popular location, the property is ready to move into and boast uPVC double glazing, gas central heating system and modern kitchen and bathroom fitments. The three bedroomed accommodation also has two groundfloor reception rooms, making it ideal for family living. Enjoying far reaching views to the front and having a pleasant enclosed rear garden plus off road parking to the front for two vehicles. Handily placed for local amenities, well regarded schooling and major road links.








SPICES
SPICES

GROUND FLOOR

Entrance Vestibule

Accessed via a composite side door and having staircase to the first floor accommodation.

Lounge

13'4" x 13'4" including bay (4.06m x 4.06m including bay)

Located to the front, this well presented lounge has a walk in uPVC bay window and a central heating radiator.

Dining Room

15'2" x 13'2" (4.62m x 4.01m)

A spacious second reception room with a useful under stairs store cupboard, a central heating radiator and a side uPVC window.

Kitchen

13'1" x 9'3" (3.99m x 2.82m)

A modern and recently installed kitchen which is well fitted with a good range of wall and base units with work surfaces and tiled splashbacks. Inset within the work tops is a stainless steel sink unit with mixer tap and drainer and a four ring hob with extractor over and in built under oven. There is space for a fridge freezer and plumbing for a washing machine, along with a modern wall mounted boiler. A uPVC window looks over the rear garden.

FIRST FLOOR

Landing

With access to a boarded loft with pull down ladder and light.

Bedroom 1

10'8" x 9'8" (3.25m x 2.95m)

With far reaching views to the front via a walk in uPVC bay window, the master bedroom has fitted wardrobes to one wall and a central heating radiator.











Bedroom 2

8'6" x 7'9" (2.59m x 2.36m)

Having a uPVC rear window and a central heating radiator.

Bedroom 3

7'0" x 6'7" (2.13m x 2.01m)

With a walk in side bay window and a central heating radiator.

Bathroom

A modern bathroom fitted with a panelled bath with gas shower over and shower screen, along with a WC and a wash basin. There is some wall tiling, a built in storage cupboard, a central heating radiator and a uPVC window.

OUTSIDE

To the front of the property is driveway parking for two vehicles and a pathway leads to the side entrance door. A gate leads through to the enclosed rear garden which has steps to a paved patio/seating area with good sized lawn 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:

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:

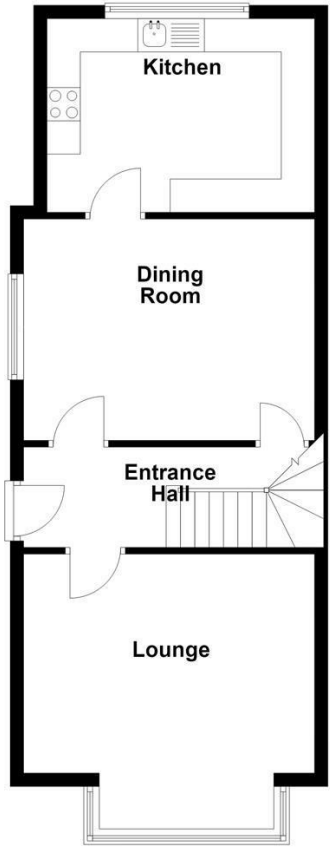
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



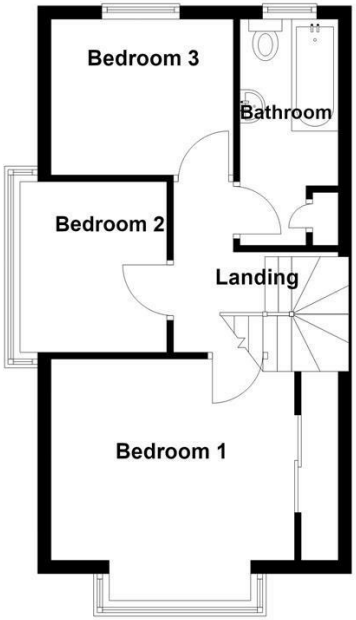


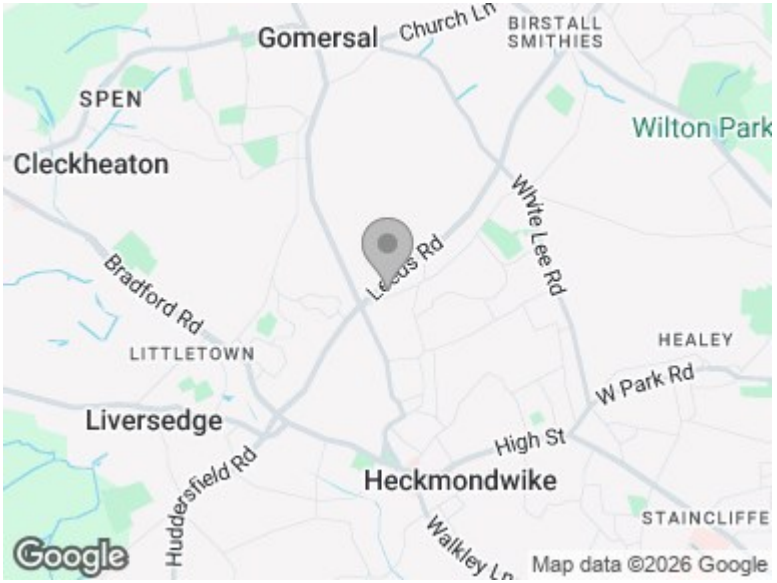


Ground Floor



First Floor



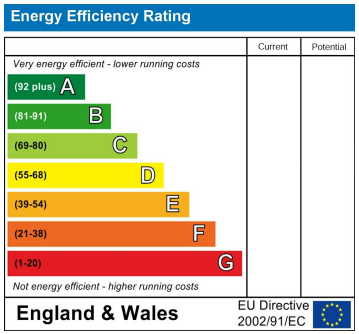


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



naea | propertymark PROTECTED
arla | propertymark PROTECTED
RICS