



10 Fairfield Drive, Heckmondwike, WF16 9NR  
£239,950

**bramleys**



This stunning, 3 bedroom semi-detached dormer bungalow has been modernised to a very standard and is ready to move in. Forming an ideal purchase for the young and growing family, or professionals seeking a contemporary living space. The property is situated on a pleasant cul-de-sac, which has access to local amenities such as shops, transport links and the motorway network which is only a short drive away. Features include uPVC double glazing and a layout which comprises:- entrance hall, kitchen, utility room, lounge, 2 ground floor bedrooms, first floor landing, master bedroom with walk-in dressing area/wardrobe, bathroom and further storage space to the eaves.

An internal viewing is highly recommended to appreciate the high standard of accommodation on offer.



## GROUND FLOOR:

Enter the property via a composite and glazed external door into:-

### Entrance Hall

Having oak effect flooring, a useful storage cupboard, central heating radiator, staircase rising to the first floor and doors accessing all of the ground floor accommodation.

### Lounge

17'3" x 12'1" (5.26m x 3.68m)

A beautifully presented, well proportioned lounge which has ample natural light via the floor to ceiling uPVC double glazed windows to the front elevation. There are 2 decorative ceiling lights, ceiling coving, TV point above the fireplace, a central heating radiator and an inset living flame effect gas fire.

### Kitchen

12'0" x 11'2" (3.66m x 3.40m)

This wonderful, contemporary kitchen has been updated by the current owner and now provides a range of wall and base units, with slate effect work surfaces and splashbacks. There is an inset 1.5 bowl composite sink unit with side drainer and mixer tap, integrated 4 ring electric hob with electric oven beneath, extractor fan over and an island unit with further storage which gives seating for up to 4 people. There is a floor to ceiling uPVC double glazed window, central heating radiator and a door which accesses the utility room.

### Utility Room

10'4" x 5'6" (3.15m x 1.68m)

Having further storage cupboard, space and plumbing for a washing machine, integrated fridge and freezer, 2 uPVC double glazed windows, a central heating radiator and a composite and glazed exterior door which gives access to the rear garden.

### Bedroom 2

9'7" x 8'0" (2.92m x 2.44m)

Situated to the rear of the property, having a uPVC double glazed window to the rear elevation, a central heating radiator and fitted wardrobes to one wall with sliding mirrored wardrobes, which provide ample hanging and storage space.

### Bedroom 3

9'7" x 9'7" (2.92m x 2.92m)

A third bedroom of double proportions, having a uPVC double glazed window to the front of the property and a central heating radiator.

## FIRST FLOOR:

### Landing

Having a uPVC double glazed window to the side elevation.

### Walk-in Wardrobe

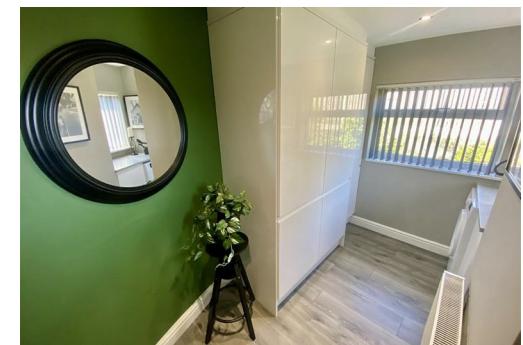
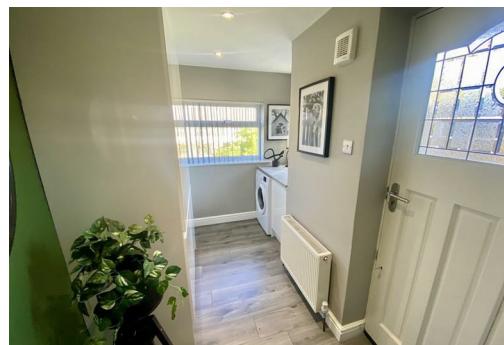
9'6" x 4'8" (2.90m x 1.42m)

Accessed from the landing, having power and light.

### Bedroom 1

14'1" x 12'1" (4.29m x 3.68m)

This well proportioned and presented master bedroom has a uPVC double glazed window to the front elevation which provides ample natural light. There is also a central heating radiator and a door accessing a further walk-in wardrobe/dressing area.



## Dressing Area/Walk-in Wardrobe

9'5" x 4'8" (2.87m x 1.42m)

Having ample hanging and storage space, power and light.

## Bathroom

This modern bathroom is fully tiled and fitted with a 3 piece suite comprising of a low flush WC, bath with shower above and glass shower screen, and a vanity wash hand basin with storage beneath. There is also a ladder style radiator and a uPVC double glazed window to the side elevation. A door gives access to a further walk-in airing/storage cupboard.

## OUTSIDE:

To the front of the property there is a block paved driveway which provides ample off road parking and leads down the side of the property to the rear, where there is a single detached garage. The rear garden is fully enclosed by timber fencing and provides a lawned garden with paved patio seating area and mature planted borders.

## Garage

With an up and over door, power and light points.

## 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.

## DIRECTIONS:

Leave Heckmondwike via Westgate passing Bramleys office on the left hand side travelling towards Liversedge. At the main set of traffic lights turn immediately right into Greenside which in turn becomes Jeremy Lane. Follow Jeremy Lane up the hill and round the corner to the left before taking a right hand turning onto Dale Lane. On reaching the shops take a right hand turn into Fairfield Avenue before taking a left hand turning into Fairfield Road and another left into Fairfield Drive.

## 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.**

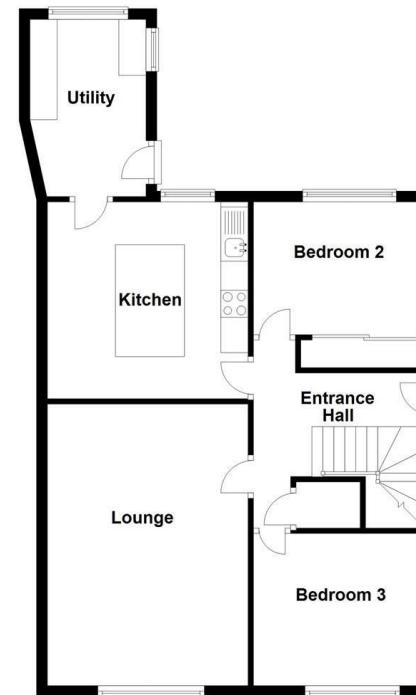
## ONLINE CONVEYANCING SERVICES:

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.

## VIEWINGS:

Please call our office to book a viewing on 01924 495334.

## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC