



78 High Street, Heckmondwike, WF16 0AJ  
Offers Over £130,000

bramleys





Offered for sale with no onward chain is this good sized semi detached house. Located in an ever popular location close to the well regarded Heckmondwike Grammar school, an early viewing is strongly recommended to appreciate the accommodation on offer. Boasting two double bedrooms, the property has a garden to the rear and an off road parking space. Situated close to local amenities and major road and rail links, this would make an ideal starter home.

## GROUND FLOOR

### Entrance Vestibule

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

### Lounge

15'7" x 12'5" (4.75m x 3.78m)

Overlooking the front via a double glazed window and having a central heating radiator. To one wall is a fireplace with hearth and wall mounted fire.

### Kitchen

14'9" x 8'2" (4.50m x 2.49m)

Fitted with a range of wall and base units with work surface and inset sink unit with drainer. Integrated within the kitchen is a four ring hob with extractor over and inbuilt under oven. Two double glazed window overlook the rear and an exterior door leads out to the garden. An internal door provides access down to a useful storage cellar.

## FIRST FLOOR

### Landing

With access to bedrooms, bathroom and useful loft storage space.

### Bedroom 1

12'2" x 11'8" (3.71m x 3.56m)

Overlooking the front and having a double glazed window and a central heating radiator.

### Bedroom 2

11'3" x 9'1" (3.43m x 2.77m)

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

### Bathroom

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







## OUTSIDE

The property has a small forecourt to the front with outer railings. To the rear is a predominantly lawned garden with outer fencing and gateway. Beyond the gardens are off road parking provisions.

## 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:

B

## 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:

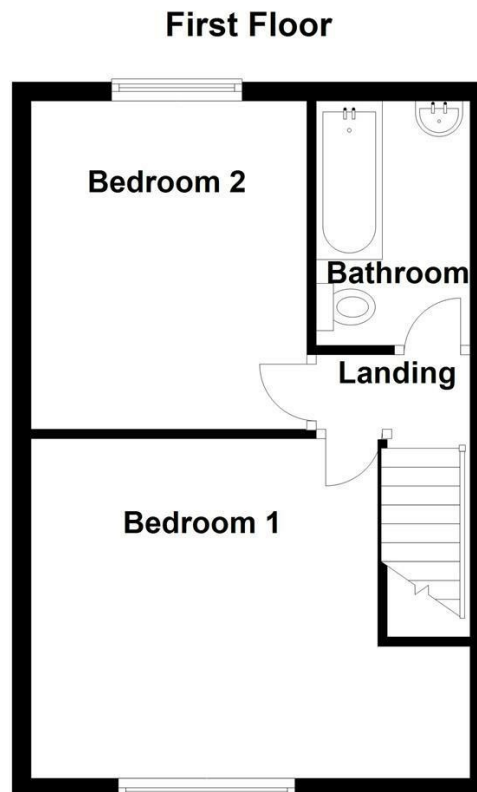
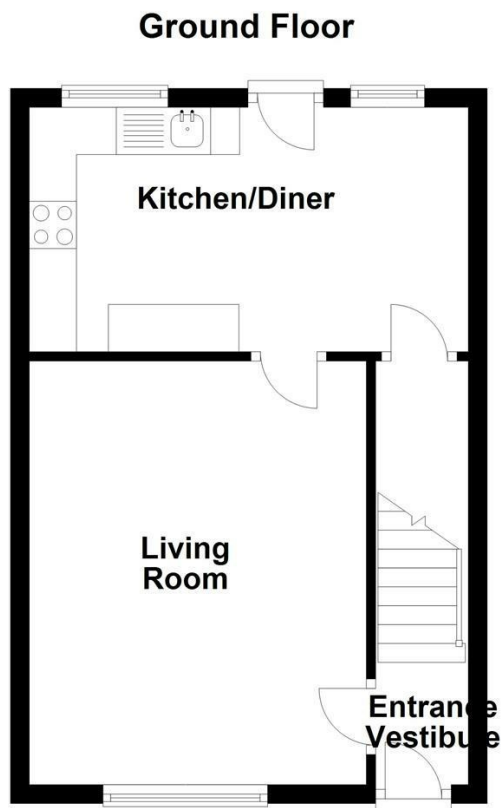
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</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>	<b>55</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

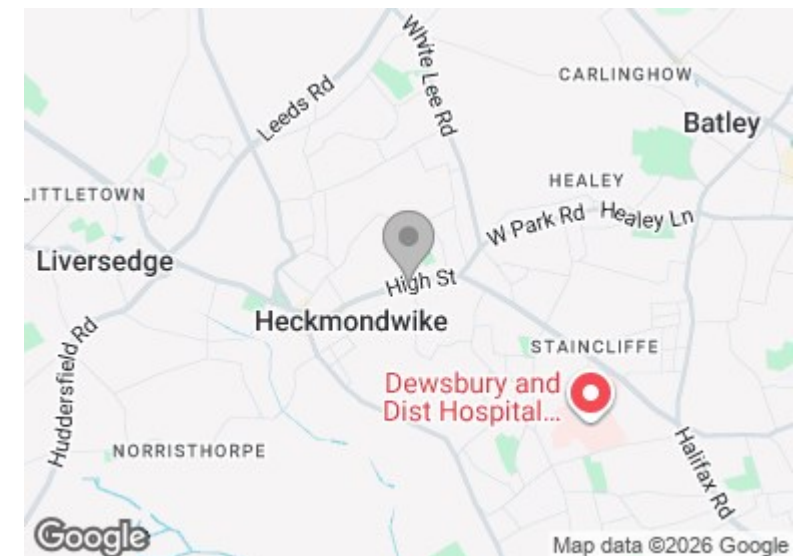
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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