



37 Horton Street, Heckmondwike, WF16 0LL
£265,000

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Situated on a popular residential cul de sac is this well presented and spacious detached house. Offering ideal family accommodation, the property boasts four bedrooms, two bathroom and two reception rooms, along with gardens, driveway and garage. Featuring both uPVC double glazing and gas central heating system, the property could be occupied with the minimum of expense and an early viewing is strongly recommended. Located close to the ever popular Heckmondwike Grammar school and having local amenities available nearby, along with easy access to major road and rail links.



GROUND FLOOR

Entrance Hall

Accessed via a uPVC double glazed front door and having a central heating radiator. A staircase leads to the first floor accommodation and has a storage cupboard under.

Groundfloor WC

Furnished with a WC and a wash basin, along with a central heating radiator and a uPVC double glazed window.

Living Room

19'7" x 11'7" (5.97m x 3.53m)

This good sized and well proportioned room has a uPVC double glazed window to the front, two central heating radiator and sliding patio doors out to the rear garden. To one wall is a feature fireplace with hearth and inset fire.

Reception/Dining Room

9'9" x 9'8" (2.97m x 2.95m)

Overlooking the front of the property and having a central heating radiator and a uPVC double glazed bow window.

Kitchen

10'7" x 9'3" (3.23m x 2.82m)

The kitchen is fitted with a good range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. Integrated within is a four ring hob with extractor over and inbuilt under oven. A uPVC double glazed window overlooks the rear and open plan access leads to the utility room.

Utility Room

9'6" x 5'4" (2.90m x 1.63m)

Located off the kitchen and being fitted with a range of base units with work surfaces, tiled splashbacks and inset sink unit. There is a uPVC double glazed side window, a central heating radiator and a uPVC double glazed exterior door leading out to the rear garden.

FIRST FLOOR

Landing

With access to bedrooms and bathroom.

Bedroom 1

13'9" x 9'6" (4.19m x 2.90m)

Overlooking the rear garden and having a central heating radiator and a uPVC double glazed window.

En-suite Shower Room

Fitted with a walk in shower cubicle, a wash basin and a WC. There is some wall tiling, a central heating radiator and a uPVC double glazed window.

Bedroom 2

12'2" x 11'9" (3.71m x 3.58m)

A good sized second bedroom, having a central heating radiator and a uPVC double glazed window to the front.



Bedroom 3

9'3" x 8'6" (2.82m x 2.59m)

Having a central heating radiator and a uPVC double glazed window.

Bedroom 4

8'6" x 7'8" (2.59m x 2.34m)

Overlooking the rear via a uPVC double glazed window and having a central heating radiator.

Bathroom

The bathroom is fitted with a 3 piece suite comprising of panelled bath with shower over, a wash basin and WC. There is some wall tiling, a central heating radiator and a uPVC double glazed window.

OUTSIDE

The property has a tandem driveway which in turn leads to a garage with up and over door. To the front is a low maintenance garden area with pathway. A further path leads around the side to a gated and enclosed rear garden which has a patio, lawn and planted areas.

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:

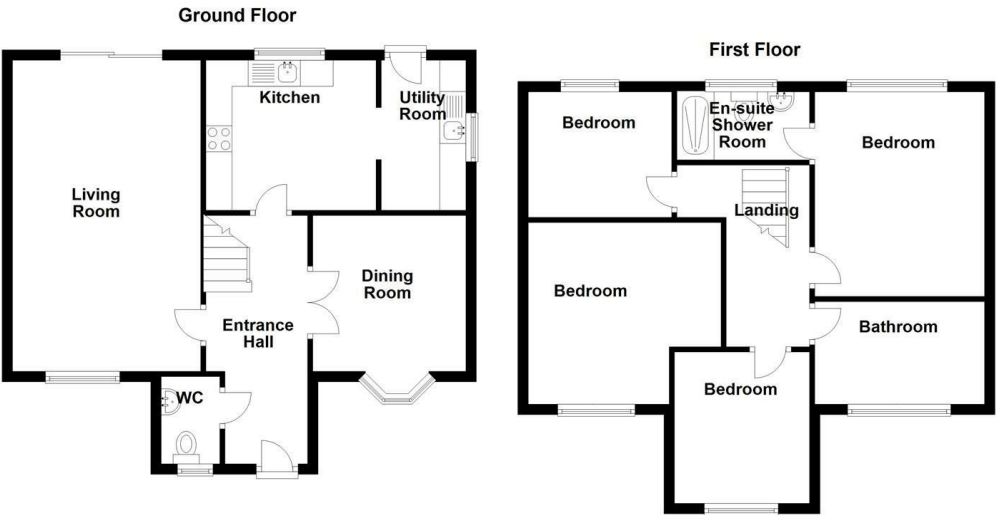
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MORTGAGES:

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

