



13 Alma Lane, Heckmondwike, WF16 9AB
£150,000

bramleys



Offered for sale with no vendor chain, is this 2 bedroom semi-detached bungalow which is situated in a popular area of Heckmondwike. Well placed for local amenities including public transport links to nearby towns and cities. The property requires a programme of modernisation works throughout and offers a wealth of potential, yet already has features such as uPVC double glazing and central heating. With accommodation briefly comprising:- entrance hall, lounge, kitchen, 2 bedrooms and wet room.

Externally there are gardens to both front and rear, a driveway and detached garage.

An internal viewing is highly recommended to fully appreciate the potential this property has on offer.



GROUND FLOOR:

Enter the property via a uPVC double glazed exterior door into:-

Entrance Hall

Having a central heating radiator, loft access point and doors accessing all of the accommodation.

Kitchen

9'6" x 8'9" (2.90m x 2.67m)

Having wall and base units with laminated work surfaces and tiled splashbacks, there is a stainless steel sink unit, free standing gas cooker, space and plumbing for a washing machine, central heating radiator, uPVC double glazed windows to both the side and rear elevations, together with a uPVC double glazed exterior door which accesses the rear garden.

Lounge

18'7" x 10'9" (5.66m x 3.28m)

This well proportioned reception room has ample natural light by way of the uPVC double glazed window which overlooks the front garden, central heating radiator and an electric stove, with timber surround.

Bedroom 1

13'1" x 11'4" (3.99m x 3.45m)

Having a uPVC double glazed window to the rear elevation and a central heating radiator.

Bedroom 2

9'8" x 9'1" (2.95m x 2.77m)

Situated to the front of the property, this second bedroom of double proportions has a useful storage cupboard which houses the central heating boiler, central heating radiator and a uPVC double glazed window to the front elevation.

Wet Room

Fitted with a 2 piece suite comprising of a pedestal wash hand basin and low flush WC. There is a wet floor screen with shower above, central heating radiator, uPVC double glazed window and full tiling to the walls.

OUTSIDE:

To the front of the property there is a lawned garden and tarmacadam driveway which provides ample of road parking and leads down the side of the property to the detached garage. The rear garden is tiered, with mature planted tree borders and there is a flagged patio area.



Garage

With up and over door.

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.

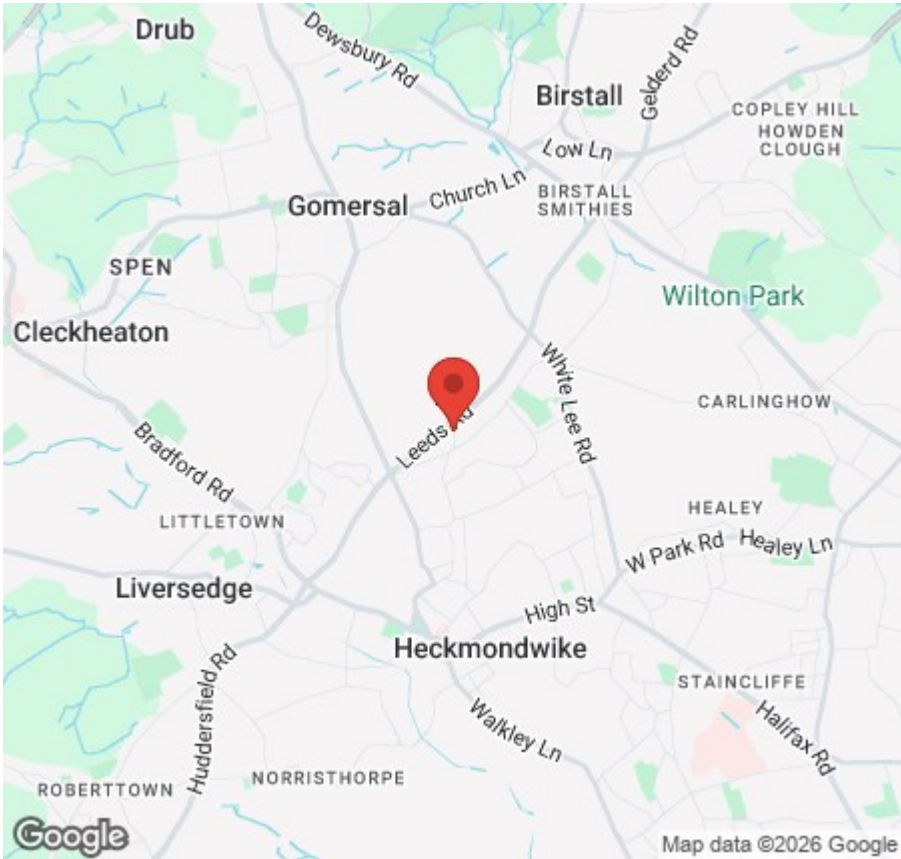
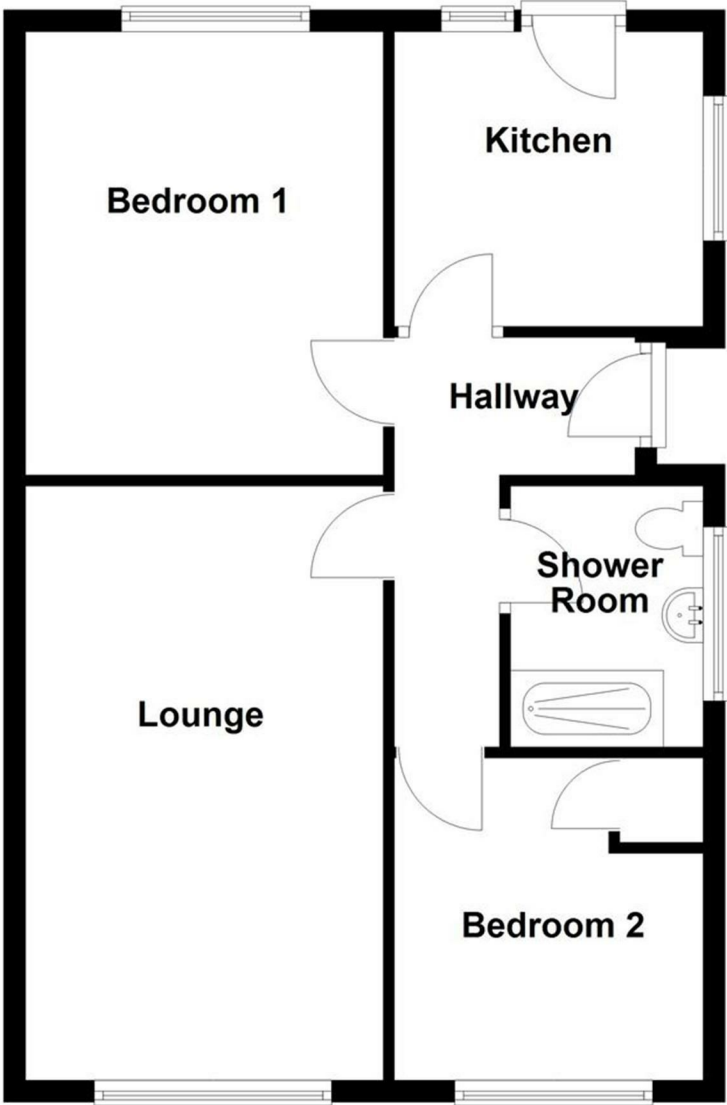
VIEWINGS:

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





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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