



5 Leyburn Avenue, Heckmondwike, WF16 9PQ
£160,000

bramleys

Situated in an ever popular location, is this larger than average traditional semi-detached house. Offering 2 bedroom accommodation, plus a generous loft room and boasting uPVC double glazing and a gas fired central heating system.

This property would make an ideal home for a first time buyer or young family alike and must be viewed internally to be fully appreciated.

The property is situated on a generous plot, with provisions to extend (subject to any necessary consents).



GROUND FLOOR:

Enter the property via a uPVC external door into:-

Entrance Hall

With a central heating radiator, useful understairs storage cupboard and staircase leading to the first floor.

Lounge

14'4" x 12'11" (4.37m x 3.94m)

Being extended to the front, this pleasant lounge has a walk-in uPVC double glazed window, central heating radiator and a feature fireplace to one wall with hearth and inset fire.

Dining Kitchen

18'2" x 9'10" (5.54m x 3.00m)

This spacious dining kitchen is fitted with wall and base units with work surfaces, tiled splashbacks and inset stainless steel sink unit with mixer tap and drainer. There are 2 uPVC

double glazed windows which enjoy views over the rear garden, a central heating radiator and an external door giving access to the rear garden.

FIRST FLOOR:

Landing

Bedroom 1

10'7" x 9'6" exc wardrobes (3.23m x 2.90m exc wardrobes)

Overlooking the front of the property, with a uPVC double glazed window and a central heating radiator. To one wall there is a range of fitted, sliding wardrobes.

Bedroom 2

10'4" x 9'7" (3.15m x 2.92m)

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



Wet Room

Furnished with a low flush WC, wall mounted shower and a wash basin set within a vanity unit. There is full tiling to the wall areas, 2 uPVC double glazed windows and a central heating radiator.

LOFT:

18'1" x 9'8" (5.51m x 2.95m)

This versatile and spacious room is fitted with inset ceiling spotlights and a skylight window.

Please note, there is some limited head height.

OUTSIDE:

To the front of the property there is a lawned garden area with pathway access. To the rear there is a larger than average rear garden which is enclosed by fencing and gateway, together with a paved patio seating area and lawned areas beyond. There is also a brick built store.

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 and at the traffic lights turning right into Greenside. This becomes Jeremy Lane after McDonalds on the right, continue until you reach the florist on

your left and turn right into Dale Lane. Proceed past the parade of shops on the right, and take the next left into Mount Avenue, where Leyburn Avenue can be found on the left. The property is on the left and will be identified by the Bramleys for sale board.

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.

VIEWINGS:

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

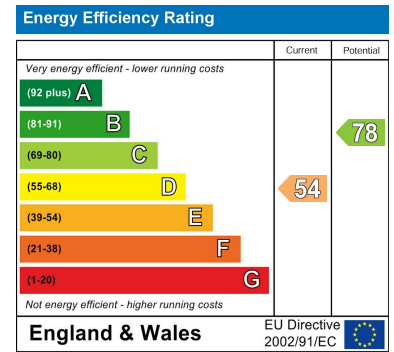




The floor plan shows a rectangular house layout. At the top is the **Kitchen/Diner**, which contains a sink and a stove. To the left of the Kitchen/Diner is a staircase. Below the Kitchen/Diner is the **Entrance Hall**, which has a door leading to a **Porch** at the bottom left. To the right of the Entrance Hall is a large **Lounge** area. The plan includes various doors and windows, represented by arcs and lines.

The floor plan shows a central Landing area with a staircase. To the top left is a Wet Room containing a toilet and a sink. To the top right is Bedroom 2. To the bottom right is Bedroom 1. The plan includes door swings and window symbols.

A floor plan diagram of a room. On the left, there is a staircase with a railing. In the upper right corner, there is a rectangular area outlined with a dashed line. In the center of the room, the text "Loft area" is written in a bold, black, sans-serif font.



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

