



Apartment 6 Independent Chapel, High Street, Heckmondwike, WF16 0PW

£90,000

**bramleys**



**\*\*REDUCED FOR A QUICK SALE\*\***

Situated in an imposing converted chapel, is this good sized ground floor duplex apartment. The spacious accommodation has three double bedrooms, along with a lounge with dining space, a separate contemporary kitchen and a modern bathroom. This well presented apartment boasts quality fixtures and fittings throughout and has many restored original features, making an internal viewing an absolute must. Set within large communal grounds and having a secure under ground parking space, plus a visitor parking space, this property will make in ideal home for the first time buyer or professional couple alike. Located within easy reach of local amenities, well regarded schooling and major road and rail links.





## GROUND FLOOR

### Spacious Entrance Hall with snug area

Accessed from the communal groundfloor Hallway, this large Entrance hall has a spiral staircase to the upper floor accommodation. A snug area has been created to one end and has a window.

### Ground Floor WC

Furnished with a low flush WC and a wash basin.

### Living room

18'6" x 10'3" (5.64m x 3.12m)

A good sized room with dining space, exposed brick work to one wall, a feature window and an oil filled electric wall heater.

### Dining Kitchen

10'9" x 9'9" (3.28m x 2.97m)

This modern kitchen is fitted with a good range of wall and base units, work surfaces and inset

sink unit with mixer tap and drainer. Integrated within the kitchen is a four ring electric hob with under oven and extractor hood and there is plumbing for a washing machine. A window provides natural light and there are spotlight to the ceiling and an oil filled electric wall heater.

## FIRST FLOOR

### Landing

Having a useful built in store cupboard.

### Bedroom 1

12'2" x 10'7" (3.71m x 3.23m)

A pleasant mezzanine bedroom with spotlights to the ceiling and natural light from the lounge window.

### Bedroom 2

10'2" x 9'7" (3.10m x 2.92m)

A double bedroom with feature window.





### Bedroom 3

9'7" x 9'0" (2.92m x 2.74m)

Another double bedroom with exposed feature brickwork and natural light.

### Bathroom

Furnished with a bath with shower over, a wash basin set in a vanity unit and a WC. There is some wall tiling and a tiled floor.

### OUTSIDE

The property is set within communal grounds and has a secure under ground car parking space.

### 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.

### 002 DIRECTIONS:

Leave

### TENURE & SERVICE CHARGE:

Leasehold - Term: 999 years from 1 January 2002

Ground Rent : £265 per annum \*subject to review

Service Charge: £3600 per annum, can be paid quarterly.

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

### COUNCIL TAX BAND:

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### MORTGAGES:

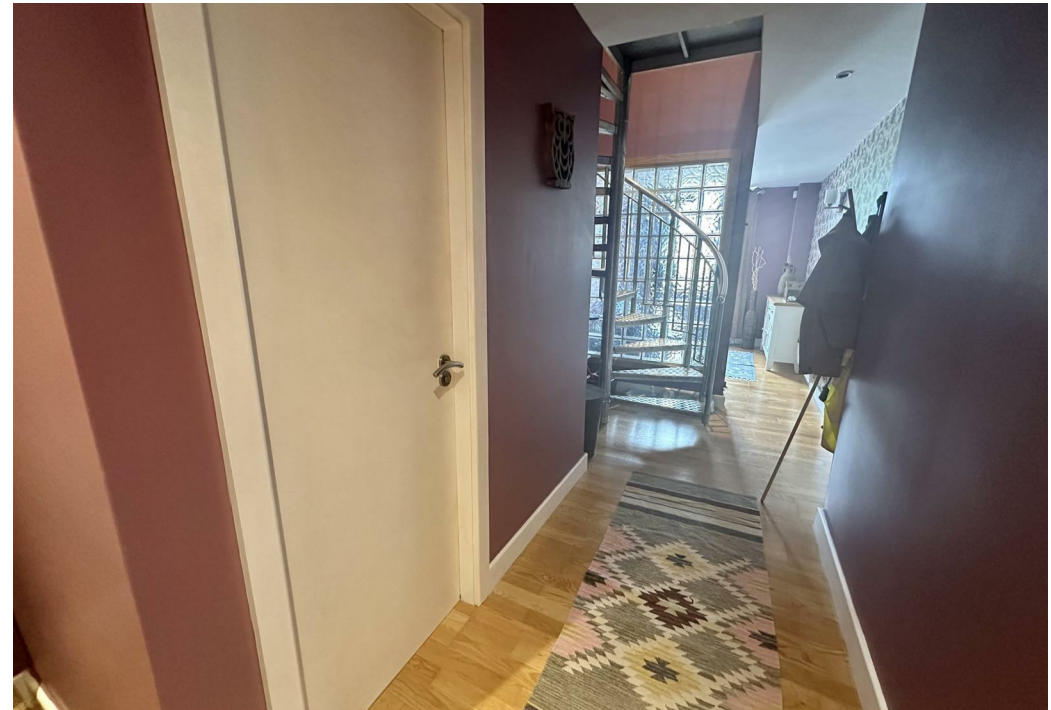
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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.

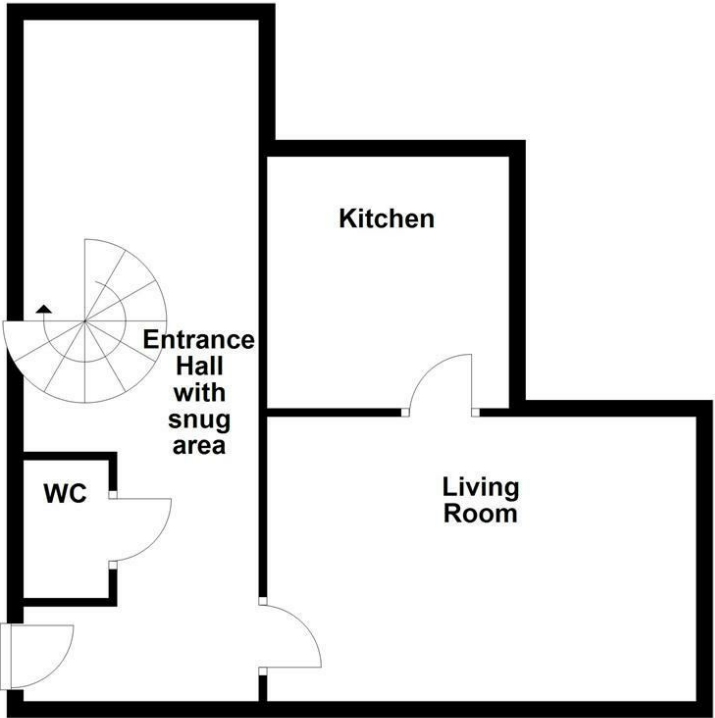




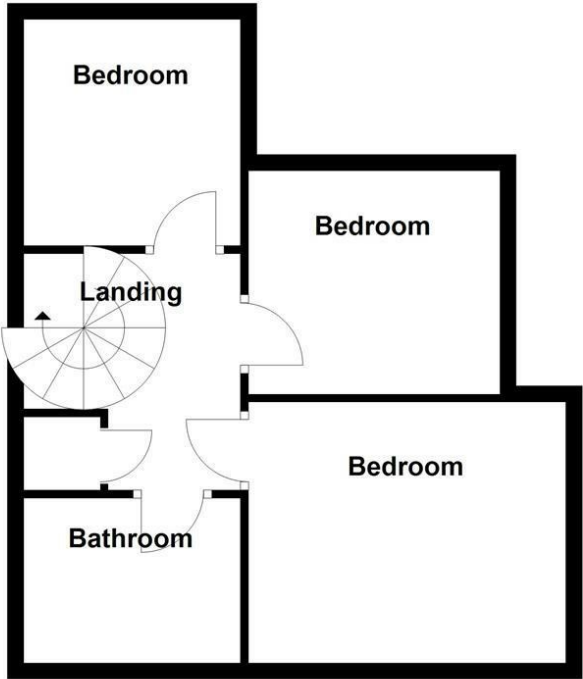




Ground Floor



First Floor

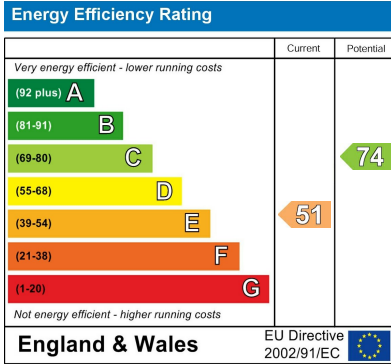


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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