

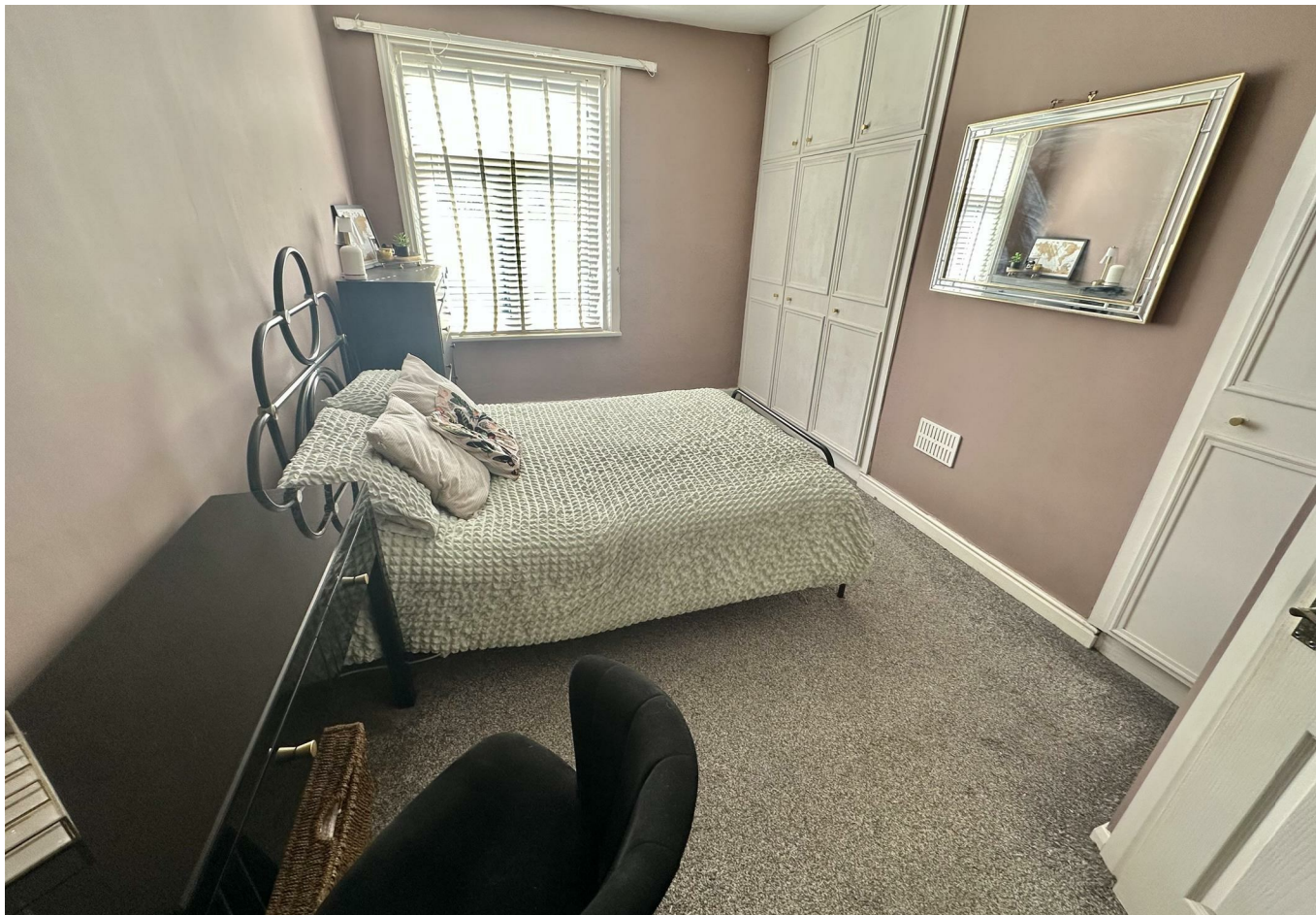


8 Boundary Street, Heckmondwike, WF16 0ER
£129,950

bramleys



This traditional through terraced is well presented throughout and would make an ideal first home. The two bedroomed accommodation has been much improved by the current vendor and features uPVC double glazing and gas central heating system. Situated close to local amenities and well regarded schooling, the property boasts off road parking facilities and has an enclosed garden to the rear. An early viewing is strongly recommended.



GROUND FLOOR

Entrance Vestibule

Accessed via a composite exterior door and having a staircase to the first floor accommodation.

Lounge

15'10" x 15'4" (4.83m x 4.67m)

A well presented and good sized Lounge with dining space. Located to the front and having a uPVC window, a central heating radiator and a feature fireplace to one wall with hearth and inset fire.

Kitchen

11'2" x 5'7" (3.40m x 1.70m)

Fitted with a range of wall and base units, with drawers, work surfaces and inset sink unit with mixer tap and drainer. The kitchen is plumbed for a washing machine and has a uPVC

window overlooking the rear garden and a door to the cellar area. A uPVC exterior door leads out to the rear.

Shower Room

The ground floor shower room is furnished with a walk in shower cubicle, a wash basin set within a vanity unit and a WC. There is complimentary wall tiling, a uPVC window and a central heating radiator.

FIRST FLOOR

Landing

Leading to bedrooms and bathroom.

Bedroom 1

15'10" x 9'5" (4.83m x 2.87m)

A spacious bedroom with a uPVC window to the front and a central heating radiator. To one wall are a fitted range of wardrobes and cupboard storage space.





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.

En suite wash room

Fitted with a WC and a wash basin.

Bedroom 2

12'5" max x 7'3" (3.78m max x 2.21m)

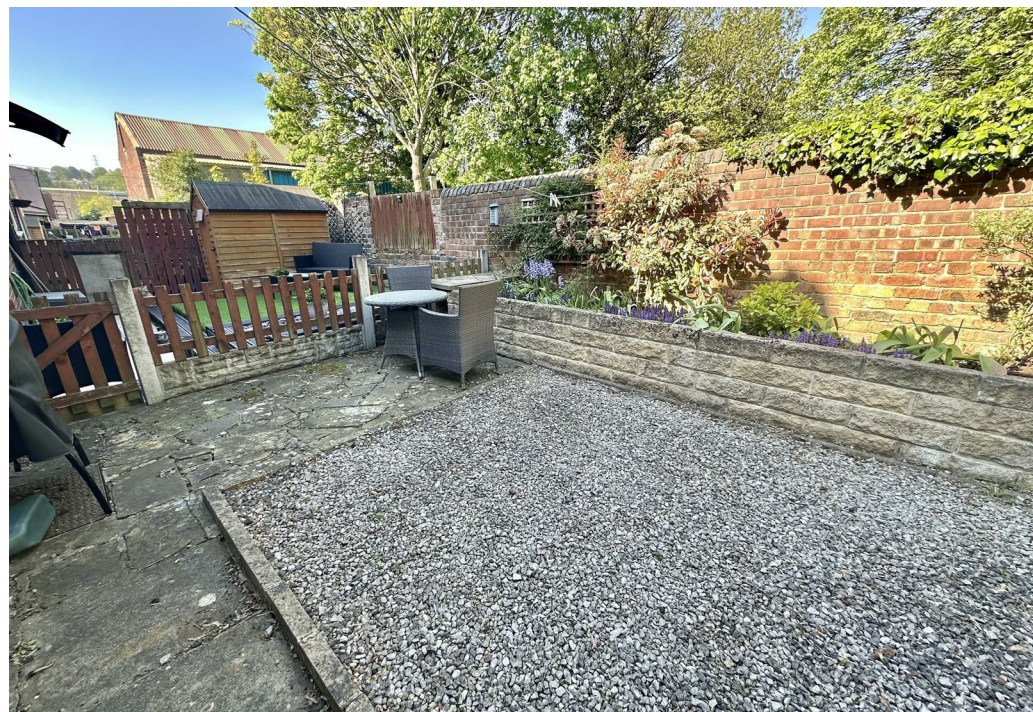
Having a uPVC front window, a central heating radiator and incorporating a bulkhead storage cupboard.

OUTSIDE

To the front of the property is off road parking space or optional front garden with pathway to the front door. To the rear is low maintenance garden with additional paved seating section and planted raised border.

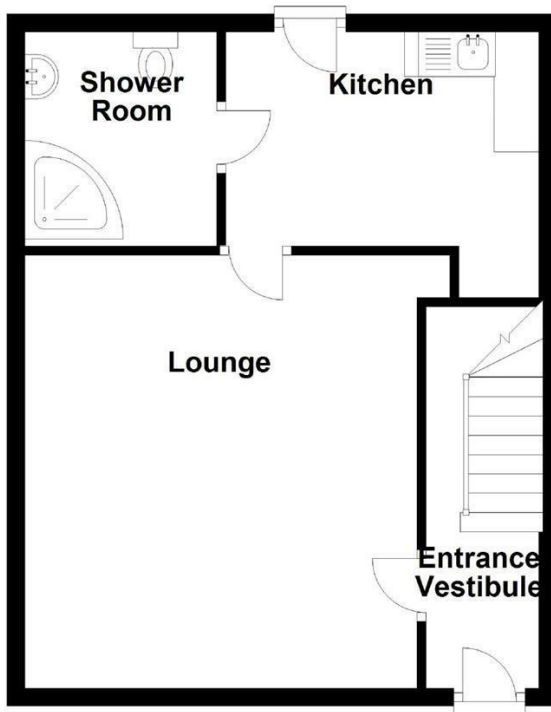
BOUNDARIES & OWNERSHIPS:

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.

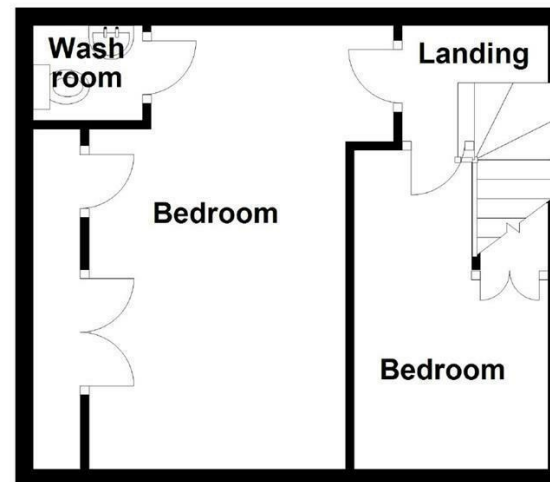




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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

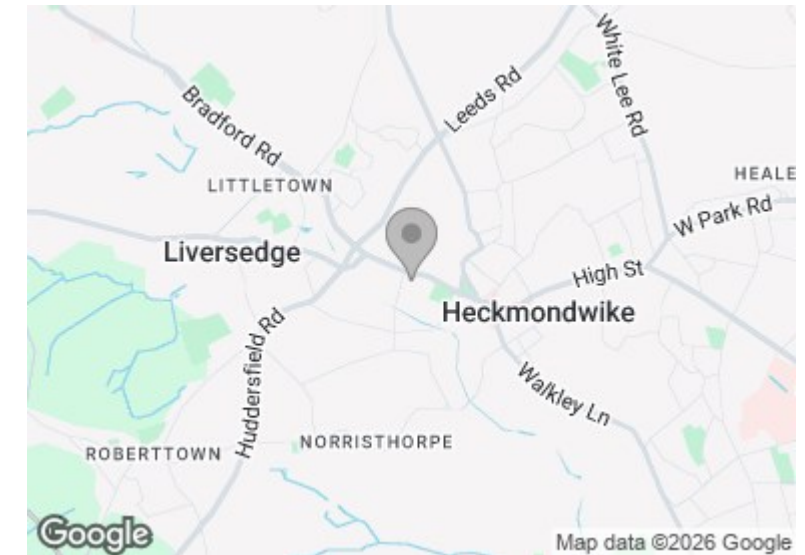
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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