



52 Trueman Avenue, Heckmondwike, WF16 9JX  
Offers Over £160,000

**bramleys**



Offered for sale with no onward chain is this good sized traditional semi detached bungalow. Featuring uPVC double glazing and gas central heating system, the two bedoomed accommodation also has the added advantage of a spacious loft room with skylight windows. Located on a generous plot with gardens to front and rear and a driveway providing off road parking facilities. With local amenities nearby and easy access to major road and rail links, an early viewing is strongly recommended.



## GROUND FLOOR

### Dining Kitchen

15'1" x 9'7" (4.60m x 2.92m)

Accessed via a side uPVC door the modern 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 the kitchen is a four ring hob with pull out extractor and inbuilt under oven, along with an fridge and freezer. uPVC double glazed windows overlook the front and the side and there is a central heating radiator, plus a wall mounted boiler.



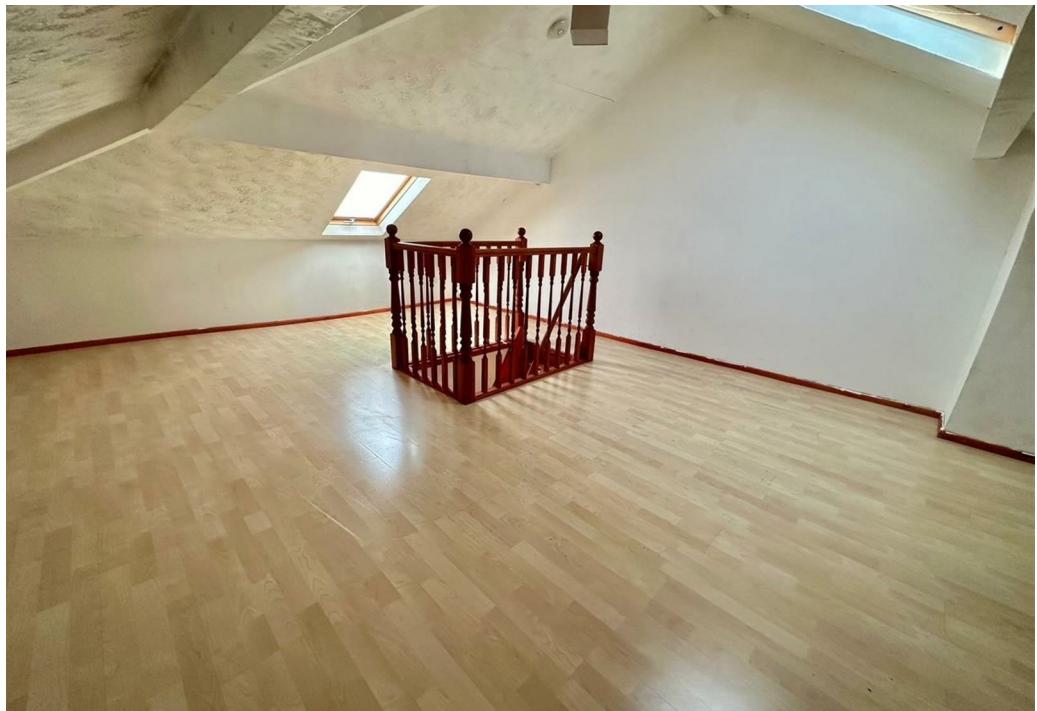
### Inner Hallway

with a concealed stairway to the loft area.

### Lounge

16'9" x 13'0" (5.11m x 3.96m)

A spacious Lounge overlooking the front via a uPVC double glazed window and having a central heating radiator. To one wall is a feature fireplace with hearth and inset fire.



### Bedroom 1

11'8" x 11'3" (3.56m x 3.43m)

A good sized double bedroom with a built in storage cupboard. A uPVC double glazed window looks over the rear garden and there is a central heating radiator.

### Bedroom 2

11'4" x 10'4" (3.45m x 3.15m)

Another double bedroom, again located to the rear and having a central heating radiator and a uPVC double glazed window.



### Bathroom

Furnished with a 3 piece suite comprising of bath with shower over, wash basin and a WC. There is some tiling to the walls, a central heating radiator and a uPVC double glazed window.

### Loft Room

20'0" x 16'1" (6.10m x 4.90m)

A generous room with two sky light windows.

## OUTSIDE

To the front is a garden area with a side driveway providing off road parking facilities.

To the rear is a good sized garden with lawn, and paved patio sections.

## 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:

Band B

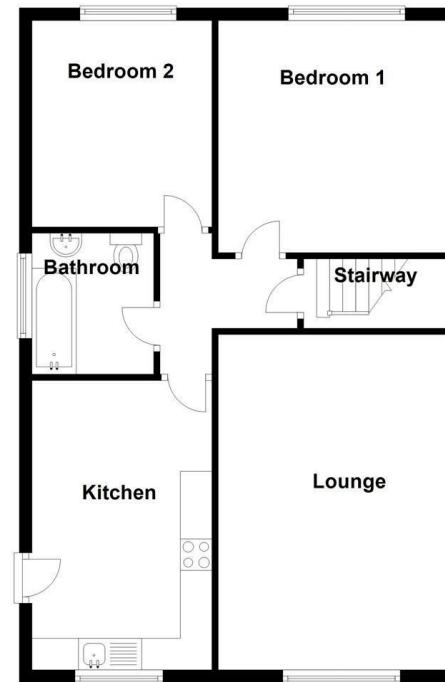
## MORTGAGES:

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.

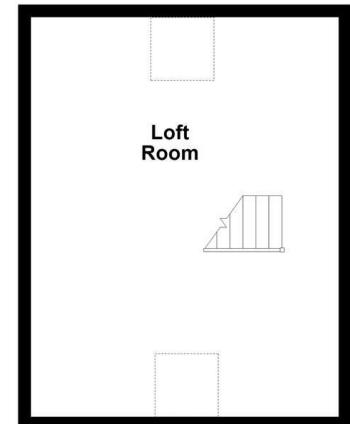
## ONLINE CONVEYANCING SERVICES:

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.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(70-80)	C		
(55-68)	D		51
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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