



3 Almondroyd, Heckmondwike, WF16 9BP  
Offers Over £200,000

**bramleys**

Offered for sale with no vendor chain and situated on a pleasant cul-de-sac within a popular residential area, is this 2 bedroom detached bungalow with gardens to 3 sides.

With features including gas fired central heating, uPVC double glazing and the current vendor is in the process of replacing the flooring throughout.

With accommodation briefly comprising:- entrance hall, kitchen, lounge, 2 bedrooms and shower room.

Externally there are gardens to 3 sides, off road parking and a detached garage.

Ideally placed for amenities, including public transport links to nearby towns and cities. An internal viewing is highly recommended.



## GROUND FLOOR:

Enter the property via a uPVC external door into:-

### Entrance Hall

Having a useful storage cupboard, doors accessing all of the accommodation and a loft access point.

### Kitchen

11'9" x 8'6" (3.58m x 2.59m)

This modern kitchen is fitted with a range of white gloss base and wall units with laminated work surfaces and tiled splashbacks. There is a sink unit with side drainer and mixer tap, integrated hob with extractor fan over, double oven and space/plumbing for a washing machine. The kitchen is also fitted with a dishwasher, central heating radiator and uPVC double glazed windows to both the front and side elevation, allowing for ample natural light.



### Lounge

18'2" x 11'9" (5.54m x 3.58m)

This well proportioned reception room has a uPVC exterior door to the side elevation, along with a uPVC double glazed window. There is also a wall mounted electric fire and a central heating radiator.

### Bedroom 1

13'5" x 11'9" (4.09m x 3.58m)

Situated to the rear of the property, having a uPVC double glazed window to the side elevation and a central heating radiator.

### Bedroom 2

8'7" x 8'7" (2.62m x 2.62m)

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



### Shower Room

Furnished with a 3 piece suite comprising of a corner shower cubicle with sliding doors, a vanity wash hand basin and low flush WC. Being tiled to the walls, having a central heating radiator and uPVC double glazed window.

### OUTSIDE:

This good sized plot offers gardens to 3 sides. Having lawn with mature planted borders to the front and patio areas to the sides. There is a concrete driveway which allows for off road parking and leads to the single detached garage.

### Garage

With an up and over door, power and light.

### 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 Mirfield via Huddersfield Road in the direction of Dewsbury, taking the left into Knowl Road which continues into Water Royd Lane and Old Bank Road. At the T-junction with the Co-op turn left into Sunnybank Road and at the Fountain traffic lights, turn right into Huddersfield Road. Continue straight ahead at the Swan traffic lights into Leeds Road. Almondroyd can be found as a turning on the right hand side, shortly before Six Lane Ends traffic lights.

### TENURE:

Freehold

### 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.

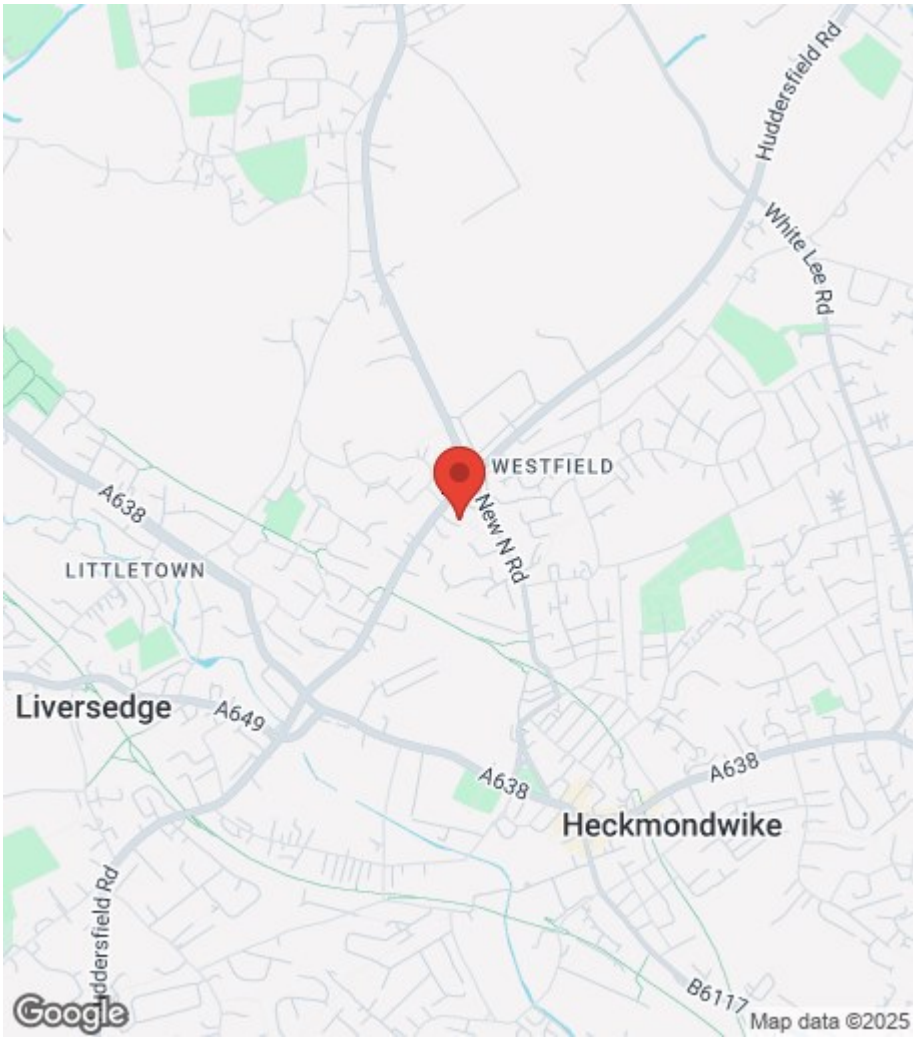
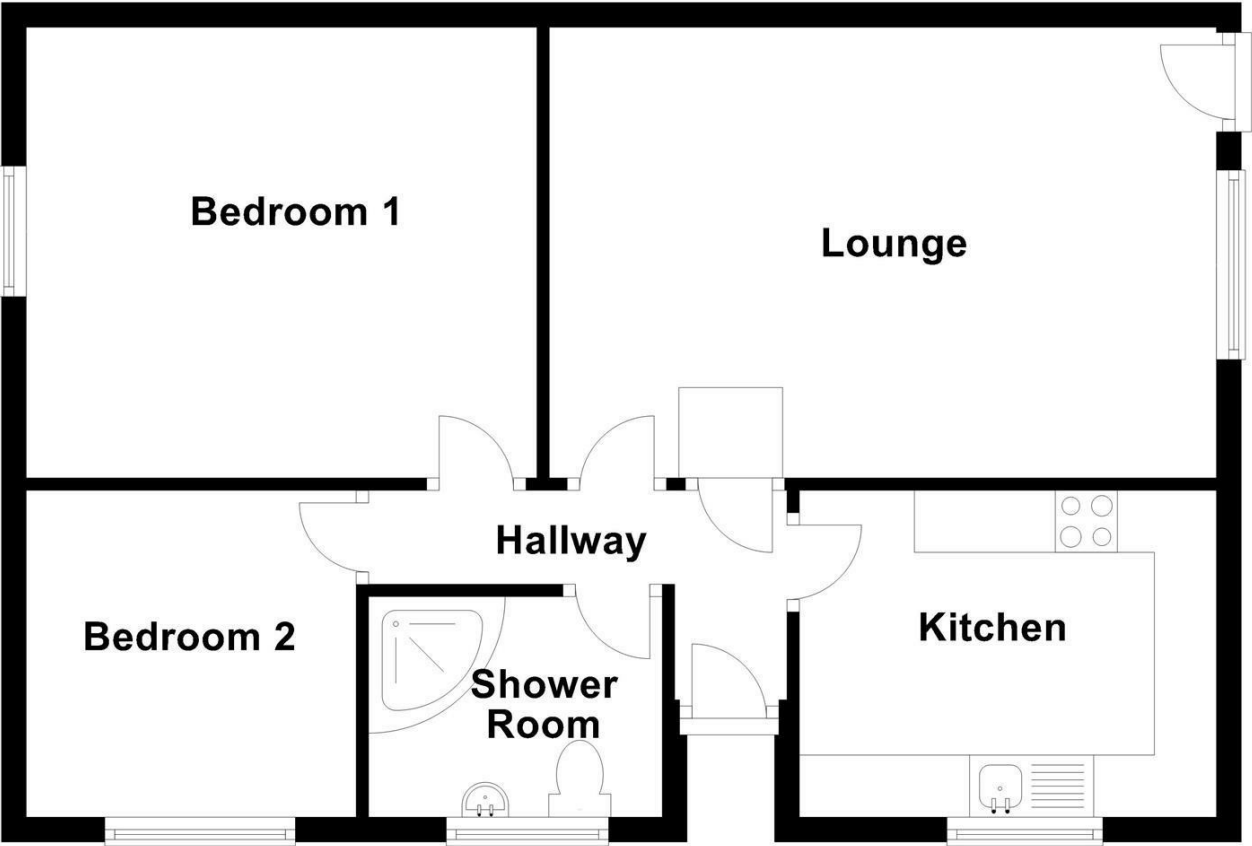
### VIEWINGS:

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





Ground Floor




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) <b>A</b>		<b>73</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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