



75 Leeds Old Road, Heckmondwike, WF16 9AG
Offers Over £160,000

bramleys



Offered for sale with no on ward chain is this traditional semi detached house. The three bedroomed accommodation has double glazing and gas central heating, along with gardens and driveway parking. Situated in a popular residential area, the property has been priced to reflect the updating works required and an early viewing is strongly recommended. Handily placed for local amenities, well regarded schooling and major road and rail links.



GROUND FLOOR

Entrance Hall

Accessed via an exterior front door and having stairs to the first floor accommodation.

Lounge

14'2" x 12'6" (4.32m x 3.81m)

A good sized lounge, located to the front and having a window and a central heating radiator. To one wall is a stone effect fireplace which extends into the alcoves and has an inset fire.

Dining Room

11'1" x 10'6" (3.38m x 3.20m)

With views over the garden via sliding patio doors and having a central heating radiator.

Kitchen

10'2" x 5'8" (3.10m x 1.73m)

Fitted with modern wall and base units with drawers, work surfaces and tiled splashbacks, along with an inset circular sink uni. A window looks over the rear and there is a central heating radiator and a side exterior door. A door leads to the storage cellar.

FIRST FLOOR

Landing

With loft access and a side window.

Bedroom 1

12'4" x 9'2" (3.76m x 2.79m)

Having a window to the front and a central heating radiator. To one wall is a range of built in wardrobes with over head cupboards.

Bedroom 2

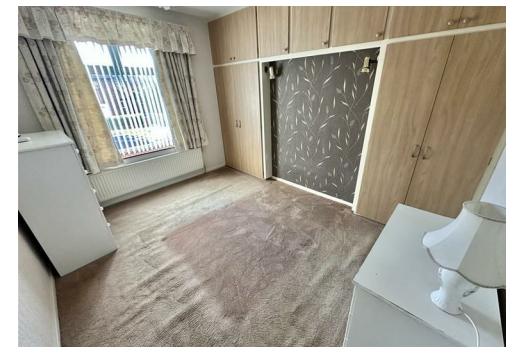
10'5" x 10'4" (3.18m x 3.15m)

Another double bedroom with built in wardrobes, a rear window and a central heating radiator.

Bedroom 3

8'4" x 5'9" (2.54m x 1.75m)

With a front window and a central heating radiator. A built in cupboard houses the central heating boiler.



Shower Room

Furnished with a walk in shower cubicle with wall mounted shower, a wash basin and a WC. There is some wall tiling, a ladder style radiator and a window.

OUTSIDE

To the front of the property is a gated driveway and low maintenance paved garden. The paved side area leads to a gated and enclosed rear garden with seating area and planted 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.

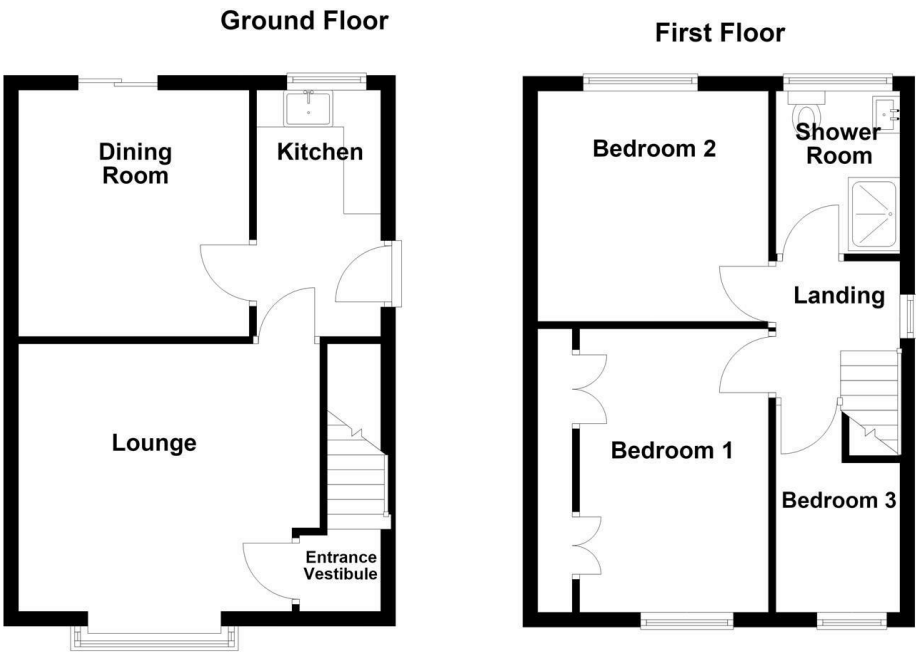
ONLINE CONVEYANCING SERVICES:

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.

VIEWINGS:

Please call our office to book a viewing:-

Mirfield Properties: 01924 495334



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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

