

67 Kirkgate, Hanging Heaton, Batley, WF17 6DJ

Offers Over £110,000

bramleys



Offered for sale with no vendor chain is this well presented and bijou, semi detached bungalow. Tucked away in a quiet backwater locality yet handily placed for all amenities required. The one bedroomed accommodation would make an ideal purchase for a single person or couple looking for a property that could be occupied with the minimum of expense. Features include uPVC double glazing and gas fired central heating (with recently installed boiler), the property has a layout comprising of entrance vestibule, lounge, modern kitchen, bedroom and bathroom with corner bath. Externally there is a small seating area to the front.





GROUND FLOOR

Enter the property via a uPVC double glazed exterior door into the entrance vestibule.

Entrance Vestibule

Accessed via a front uPVC door and having side windows and a doorway into the Lounge.

Lounge

12’7 x12’0 (3.66m’2.13m x3.66m’0.00m)

Located to the front, this pleasant lounge has a uPVC window and two central heating radiators. To one wall is a feature fire and fireplace with tiled back and hearth, and there is built in alcove storage space.

Kitchen

8’2 x 6’1 (2.44m’0.61m x 1.83m’0.30m)

Fitted with a range of wall and base units with working surfaces and tiled splash backs and an inset circular sink unit with side drainer and mixer tap. Integrated appliances include an electric oven and a 4 ring gas hob with concealed extractor over and there is space and plumbing for an automatic washing machine and a space for a fridge/ freezer. A uPVC front window looks out to the front of the property and a recently installed central heating boiler is located within a kitchen cupboard.

Bedroom

12’7 x 7’5 (3.66m’2.13m x 2.13m’1.52m)

This double bedroom has a uPVC double glazed window overlooking the front and a central heating radiator.

Bathroom

Furnished with a 3 piece suite comprising a corner panelled bath with shower over, a pedestal wash hand basin and low flush W.C. There is complimentary floor tiling, part wall tiling and a central heating radiator. A uPVC double glazed window is located to the side elevation.

OUTSIDE

The property is tucked away in a little hamlet called Days Yard and for this reason there is no parking directly outside of the property, however on street parking can be found on Kirkgate. Walking down Days Yard, the property can be access via a right of way over a gated neighbouring garden and the property has a seating area to the front of the bungalow.









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 the Bramleys Mirfield office via Huddersfield Road travelling in the direction of Dewsbury and continue to the Ravensthorpe Gyratory. Continue past the retail park towards Scout Hill passing The Shepherds Boy public house on the right in the direction of Dewsbury ring road. Keep left on the dual carriage way passing Dewsbury Police station and bus station on the left and once past Dewsbury Sports Centre on the right keep left. At the traffic lights turn left and take the immediate right at the next set of traffic lights into Leeds Road. Follow Leeds Road and upon reaching the Tesco Express on the left, then take the next left on Bennett Lane following into Kirkgate after a short distance there is a street sign for Days Yard (adjacent to 51 Kirkgate). On foot proceed on the lane following round to the right and a right of way allows access through the gate over a neighbouring garden and leads to number 67.

TENURE:

Freehold

COUNCIL TAX BAND:

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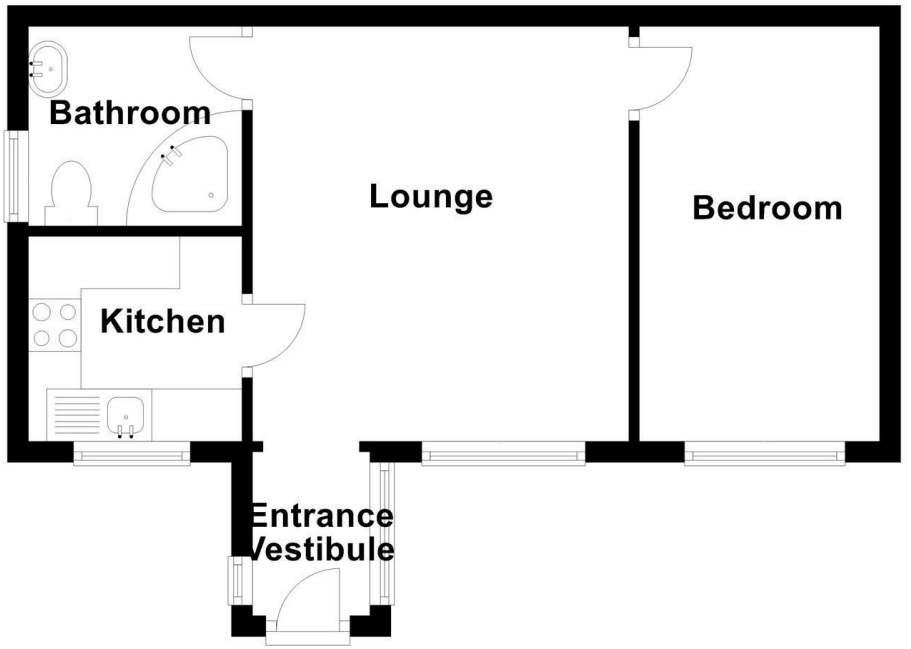
MORTGAGES:

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.

Ground Floor

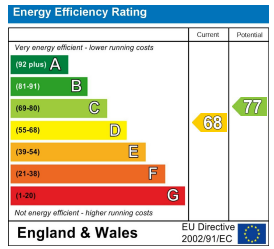


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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