

62A Jeremy Lane, Heckmondwike, WF16 9HN

Offers Over £200,000

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Situated in an elevated position, in a popular location, is this traditional detached bungalow. The three bedroomed property has a recently installed boiler (2025) and offers a wealth of potential for any buyer looking for a project. Set on a good sized plot with potential to extend subject to necessary consents, there are gardens to front and rear, along with a gated driveway and single garage accessed from the rear. Located within easy reach of local amenities, well regarded schooling and major road links. The property has been priced to reflect the modernisation works required and available with no onward chain. An early viewing is recommended.





GROUND FLOOR

Entrance Porch
Accessed via an external front door and having a further door into the Entrance Hall.

Entrance Hall
With doors leading to living accommodation and having a storage cupboard housing the recently installed (2025) central heating boiler.

Lounge
13'6" x 13'1" (4.11m x 3.99m)

Located to the front and having a window and a central heating radiator. To one wall is a feature fireplace and fire.

Dining Kitchen
12'8" x 8'8" (3.86m x 2.64m)

Accessed via a side exterior door and having a kitchen area fitted with some wall and base units with work surfaces and inset sink unit. There are windows to the front and side, along with a central heating radiator.

Bedroom
14'9" x 9'8" (4.50m x 2.95m)

Overlooking the rear and having a central heating radiator.

Bedroom
11'7" x 9'4" (3.53m x 2.84m)

With a central heating radiator and a window.

Bedroom
12'1" x 8'3" (3.68m x 2.51m)

A window overlooks the rear and there is a central heating radiator.

Bathroom
Furnished with a 3 piece suite comprising of panelled bath, wash basin and WC.











OUTSIDE

Situated in an elevated position with steps from Jeremy Lane up to a two sections of low maintenance garden with hedges and pathway to the front and side. To the rear, accessed via Grosvenor Street, is a gated driveway leading to an attached single garage. There is also a good sized enclosed low maintenance rear garden.

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:

To be confirmed.

COUNCIL TAX BAND:

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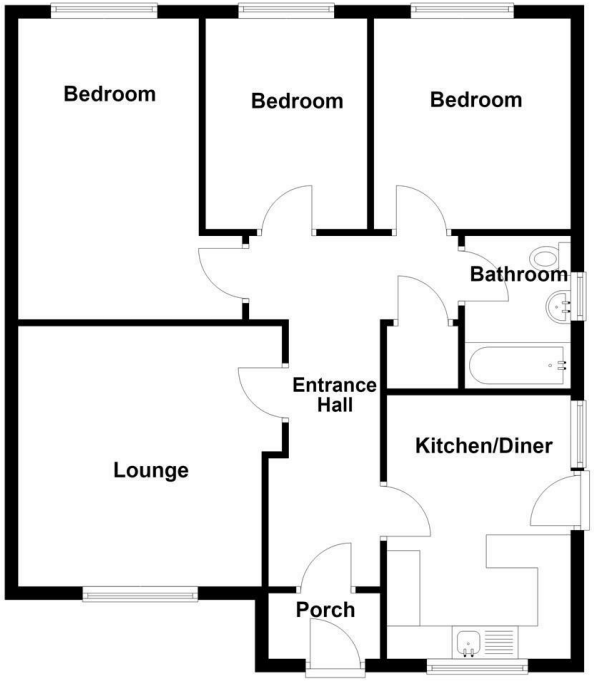
MORTGAGES:

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

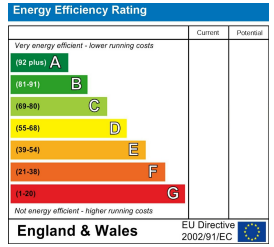


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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