



Flat 14 The Lawns, High Street, Heckmondwike, WF16 0AL

£68,950

**bramleys**





Situated within a pleasant apartment community for the over 60's is this well presented first floor property. Featuring uPVC double glazing and having a gas central heating system, the apartment has had recent updating works including the installation of a new kitchen and modern shower room. The one bed roomed accommodation has both stairway and stairlift access and enjoys a private balcony with views over communal garden areas. Externally there is hanging and parking space. Available with no onward chain, an early viewing is recommended.





## GROUND FLOOR:

### Entrance Hall

Accessed via a communal exterior door and having stairway and stair lift access to the first floor.

## FIRST FLOOR:

### Landing

Having storage cupboards housing individual central heating boilers and plumbing for an automatic washing machine.

### Lounge

16'1" x 9'2" (4.90 x 2.79)

A good sized Living Room area with a central heating radiator and a fireplace to one wall. uPVC double glazed doors lead on to a pleasant balcony area overlooking communal gardens.

### Kitchen

8'3" x 5'5" (2.51 x 1.65)

This recently installed modern and compact kitchen is fitted with a range of wall and base units with work surfaces, matching splashbacks and inset sink unit with mixer tap and drainer. Also integrated within the units is a four ring hob with splashback, extractor hood and inbuilt under over. There is space for a fridge freezer and a uPVC double glazed window.

### Shower Room

This modern shower room has been recently refitted and with an independent walk in shower cubicle with wall mounted shower and a wash basin and WC set within a vanity unit. There is complimentary wall tiling.

### Bedroom

13'3" x 10'8" (4.04 x 3.25)

A good sized double bedroom with a uPVC double glazed window, a central heating radiator and fitted wardrobes to one wall.



## OUTSIDE:

Set within communal garden areas and having hanging space and communal parking.

## 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

## TENURE:

Leasehold

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

## COUNCIL TAX BAND:

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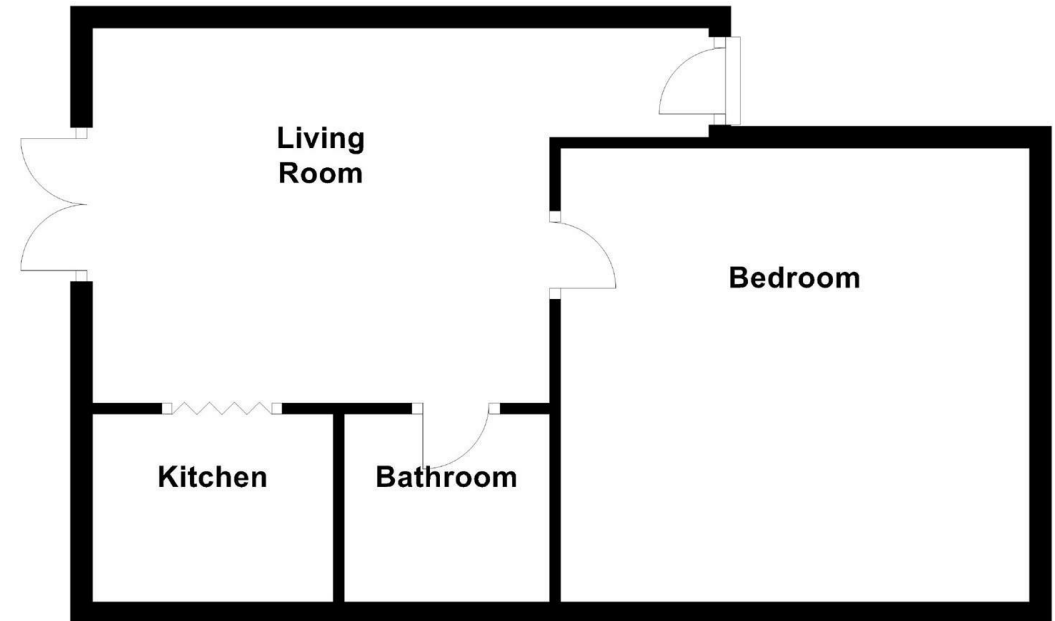
## MORTGAGES:

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**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	72
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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