



60 Cawley Lane, Heckmondwike, WF16 0DA  
£229,995

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An early viewing is a must to appreciate this extended and extremely well presented semi detached home. The deceptively spacious accommodation has undergone a program of improvement works over recent years and no expense has been spared. Boasting quality fixtures and fittings throughout, the spacious and versatile layout offers 2/3 bedrooms, contemporary bathroom and shower room along with a modern family kitchen and large conservatory enjoying far reaching views to the rear. Set on a good sized plot with an impressive rear garden, workshop/store and driveway parking. Available with no onward chain, this is a property not to be missed.









## GROUND FLOOR

### Entrance Porch

Accessed via a uPVC double glazed door and having further door into the Entrance Vestibule.

### Entrance Vestibule

With a door leading into the Lounge.

### Lounge

15'6" x 11'8" (4.72m x 3.56m)

A pleasant Lounge overlooking the front of the property and having a uPVC bow window, a central heating radiator and a staircase leading to the first floor accommodation.

### Ground floor Bedroom

10'3" x 9'3" (3.12m x 2.82m)

A good sized double bedroom with a built in wardrobe, a central heating radiator and a side uPVC double glazed window.



### Conservatory

18'0" x 9'5" (5.49m x 2.87m)

A larger than average uPVC conservatory with newly tiled roof and two Velux windows, overlooking the rear garden and enjoying far-reaching views. This room also benefits from a wall-mounted electric fire and an electric panel heater to the adjacent wall. uPVC French doors lead out to an elevated decked area.

### Shower Room

This modern shower room has been furnished with a walk-in shower cubicle, a WC and a wash basin with vanity unit and illuminated mirror. There is tiling to the wall and floor areas, and there are two uPVC double glazed windows and a ladder-style radiator.

### Kitchen

13'9" x 13'6" (4.19m x 4.11m)

Forming the hub of the house, this spacious Kitchen is fitted with a comprehensive range of







modern wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. A range of integrated appliances are fitted within the Kitchen and include a fridge freezer, washing machine and dishwasher. There is also an integrated induction hob with overhead extractor, an integrated oven and microwave. A central featured island provides storage and a pleasant seated eating area.

### Bedroom/Snug

10'0" x 8'2" (3.05m x 2.49m)

This former bedroom now offers a pleasant snug area with a central heating radiator.

### FIRST FLOOR

#### Landing

Having a skylight window.

#### Dormer Bedroom

13'4" x 11'4" (4.06m x 3.45m)

Enjoying far reaching views to the rear, this spacious master bedroom has a central heating radiator and a uPVC double glazed window.

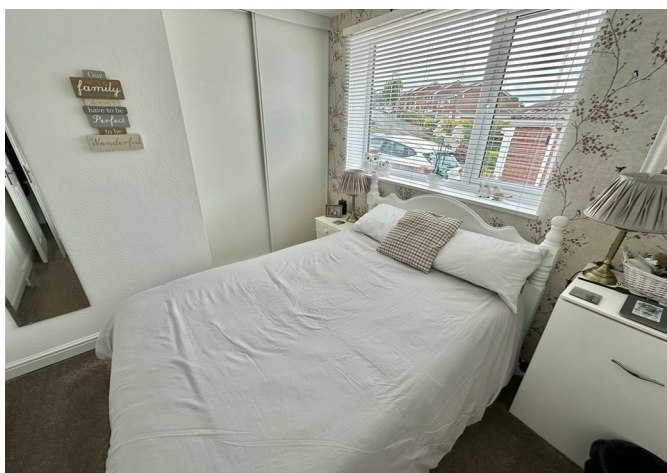
#### Bathroom

This impressive and contemporary bathroom has been furnished with a freestanding bath, a WC and a wash basin set within a vanity unit with illuminated mirror with Bluetooth feature. A skylight window provides natural light.

#### Dressing Room/Office

12'8" x 6'5" (3.86m x 1.96m)

A versatile room with eaves storage.



### OUTSIDE

To the front of the property is a low maintenance planted garden with outer walling. A side driveway provides off-road parking and gates lead at the side to a useful workshop/store with side uPVC double glazed access door and there is additional underhouse storage facilities. The spacious and landscaped rear garden has an elevated decked area with steps down to an Indian stone patio and artificial grassed section. A sizeable composite decked area provides a perfect relaxing space and beyond this is further garden space with a shed and raised borders.

### 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:

C

### 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.

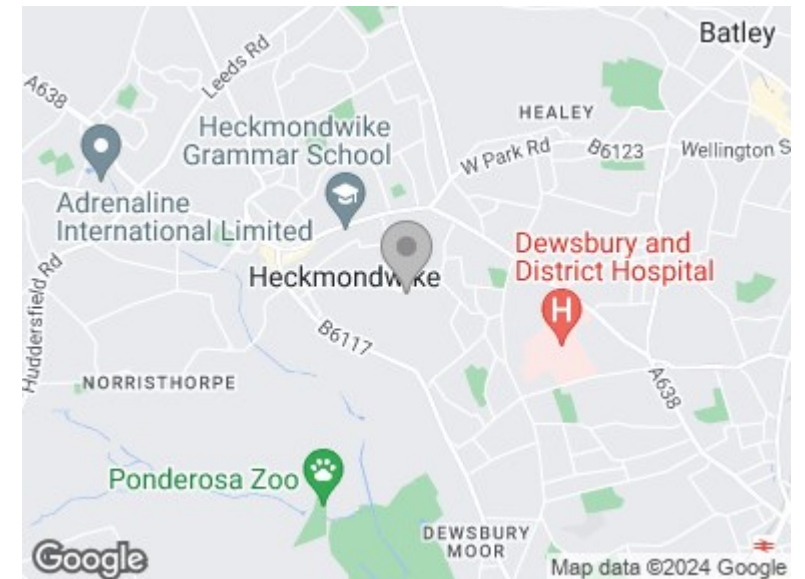
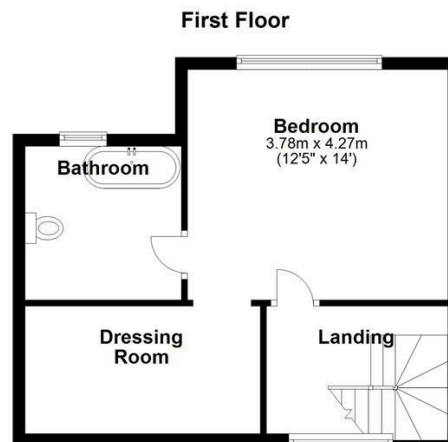
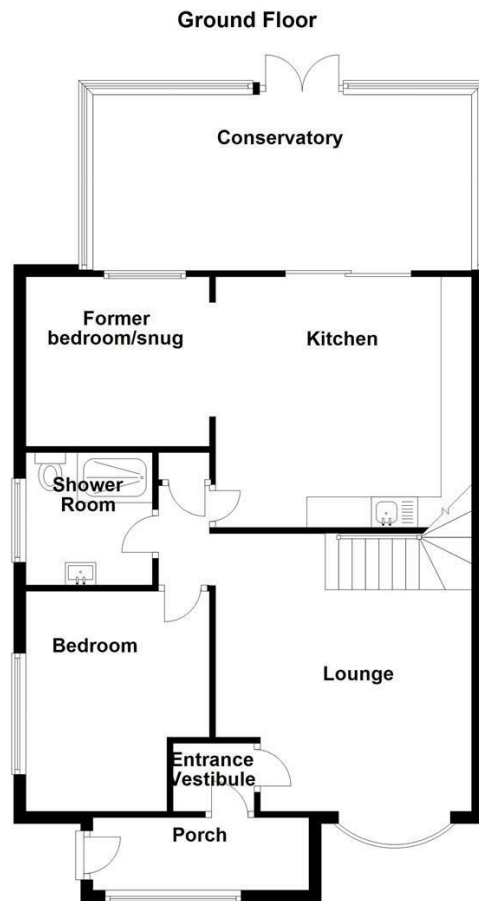












#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	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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