



6 Sheila Terrace, Heckmondwike, WF16 0NG
Offers Over £150,000

bramleys



An early viewing is strongly encouraged to appreciate this good sized traditional terraced property. Offering ideal family sized accommodation which features uPVC double glazing and enjoys a good sized garden and off road parking facilities to the rear. Having 3 well proportioned bedrooms, along with a shower room and 2 groundfloor reception rooms, plus galley a kitchen and a small sun room to the rear. Located close to Heckmondwike town center and having well regarded schooling nearby plus major road and rail links available within easy reach.





GROUND FLOOR

Entrance Hall

Accessed via a uPVC double glazed door and having an electric wall heater and stairs to the first floor.

Lounge

13'9" x 12'9" (4.19m x 3.89m)

Overlooking the front, this pleasant Lounge has a uPVC double glazed window and a feature fireplace with electric fire.

Dining/Sitting Room

11'11" x 11'2" (3.63m x 3.40m)

With views over the rear garden via a uPVC double glazed window and having an electric wall heater.

Galley Kitchen

14'6" x 4'9" (4.42m x 1.45m)

The Kitchen is fitted with a range of wall and base units with work surfaces, tiled splash backs and inset sink unit with drainer. Integrated within the units is a four ring hob with extractor over and built in under oven. A door leads to a cellar area.

Sun Room

A small sun room with a tiled floor, uPVC double glazed window and a uPVC double glazed door leading out to the rear.

FIRST FLOOR

Landing

With access to bedrooms and shower room.





Bedroom 1

14'8" x 11'2" (4.47m x 3.40m)

The master bedroom overlooks the garden area and has a uPVC double glazed window

Bedroom 2

12'10" x 10'8" (3.91m x 3.25m)

Another good sized double bedroom with a uPVC double glazed window overlooking the front.

Bedroom 3

9'11" x 7'3" (3.02m x 2.21m)

Again situated to the front and having a uPVC double glazed window.

Shower Room

The shower room comprises of an easy access walk in wet room style shower, wash basin and WC. There is tiling to the walls and a uPVC double glazed window.

OUTSIDE

To the front of the property is a forecourt garden area with outer walling, gateway and path to the front door. A communal driveway provides access to the rear where there is off road parking with a good sized predominantly lawned garden beyond.

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 Heckmondwike via Westgate passing Bramleys office on the right hand side and at the major traffic lights in the

town centre turn right into Market Place. Proceed past the Post Office on the left and take the second right hand turn into Station Lane. After the bridge, Sheila Terrace can be found on the right hand side

TENURE:

Freehold

COUNCIL TAX 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.

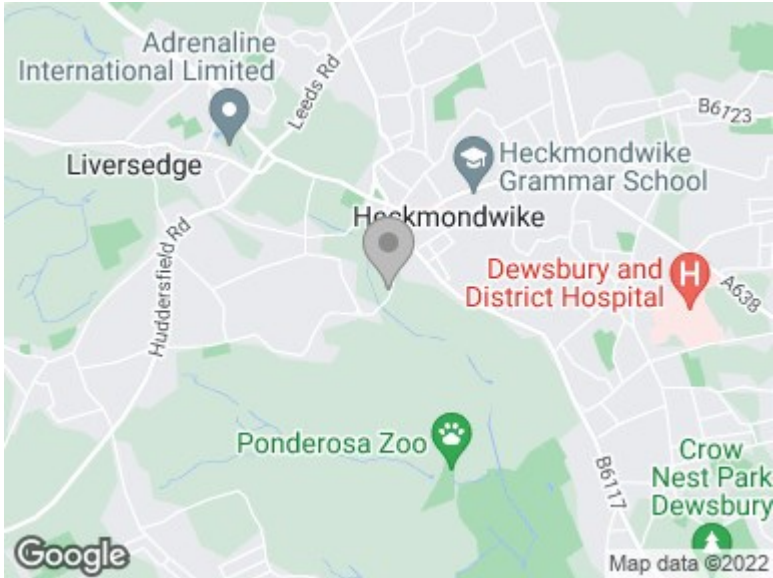
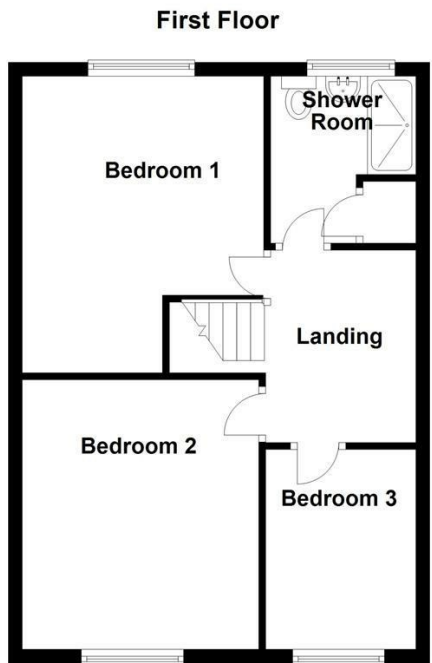
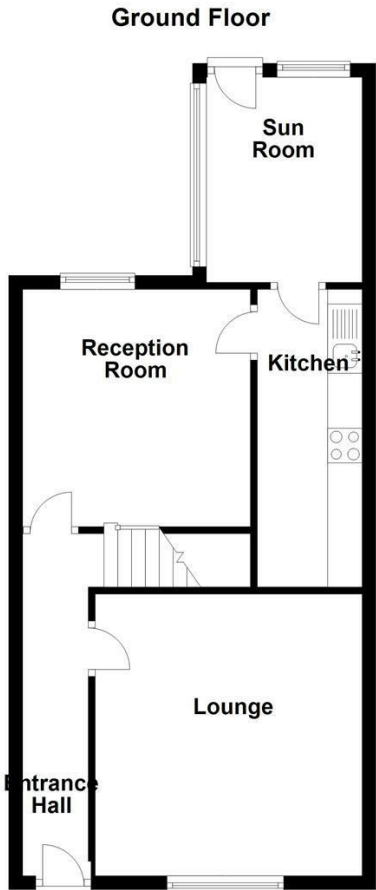
ONLINE CONVEYANCING SERVICES:

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.









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) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	