



92 Lobley Street, Heckmondwike, WF16 0DH  
Offers In The Region Of £200,000

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Situated on an extensive plot, is this larger than average through terraced property. The impressive rear garden has scope to be developed subject to necessary permissions and has gated driveway access (see architects proposal). The spacious property offers two good sized living areas, along with a groundfloor shower room and currently has two first floor bedrooms, but has a versatile layout that could be made into three, along with a house bathroom. Featuring both uPVC double glazing and gas central heating, this would make an ideal family home and an early viewing is strongly recommended to appreciate the potential on offer.

The property is located within easy reach of local amenities, well regarded schooling and major road and rail links and is available with no onward chain.









## GROUND FLOOR

### Entrance Hall

Accessed via a uPVC front door, the hallway has stairs leading to the first floor accommodation.

### Lounge

14'6" x 13'6" (4.42m x 4.11m)

Located to the front, this good sized lounge has a uPVC double glazed window and a central heating radiator. To one wall is a fireplace with hearth and fire. The lounge has many original features, including ceiling coving and detailing and picture rail.

### Kitchen/Dining Room

17'6" x 16'1" (5.33m x 4.90m)

This spacious room has uPVC double glazed windows to the side and rear, along with inbuilt storage cupboards and a central heating radiator. To one wall is a feature fireplace with

hearth and inset fire. and the room retains original ceiling and wall detailing. The kitchen area is fitted with modern wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. Integrated within the units is a four ring hob with extractor over and under oven, along with a fitted fridge. A door leads from this room down to a useful storage cellar.

### Lobby

Having an exterior uPVC door leading out to the rear.

### Ground floor Shower Room

Furnished with a walk in shower cubicle, a wash basin and a WC. There is tiling to the walls and a uPVC double glazed window.

## FIRST FLOOR

### Landing

Having a side uPVC double glazed window.





### Bedroom 1

18'8" x 14'9" (5.69m x 4.50m)

The spacious master bedroom overlooks the front and has two uPVC double glazed windows and a central heating radiator.

### Bedroom 2

12'8" x 10'2" (3.86m x 3.10m)

Enjoying views over the rear garden via a uPVC double glazed window and having a central heating radiator.

### Study Area

8'6" x 7'6" (2.59m x 2.29m)

Located off the landing and having access into the bathroom.

### Bathroom

A large bathroom furnished with a four piece suite comprising of panelled bath, independent shower cubicle, wash basin and WC. There is some wall tiling, a central heating radiator and a uPVC double glazed window.

### OUTSIDE

To the front of the property is a small forecourt garden with outer walling and gateway. To the side is a wide gated driveway leading to the rear. The extensive and impressive rear garden has large lawned and planted sections, along with a summerhouse.

### 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:

### COUNCIL TAX BAND:

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.





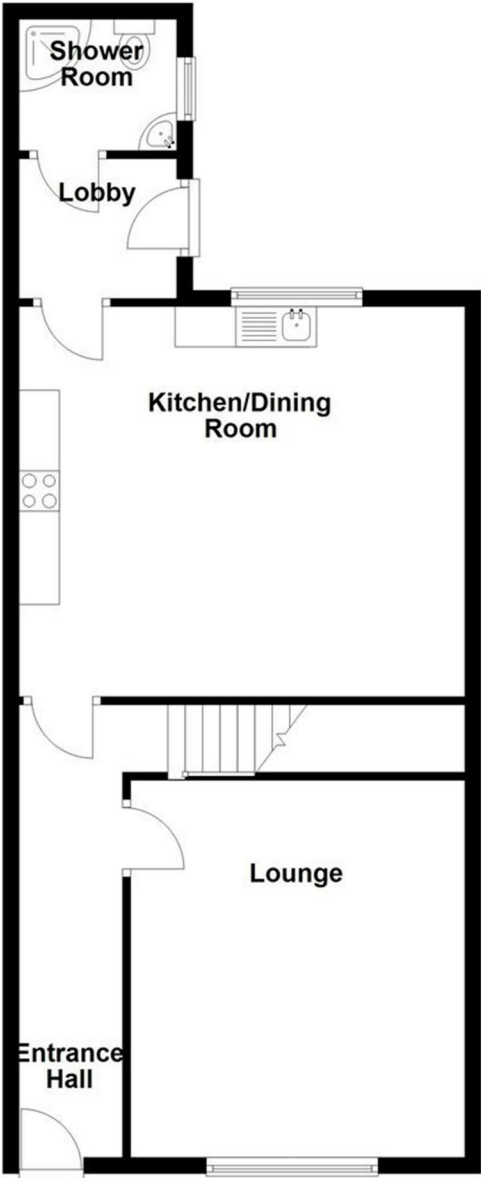




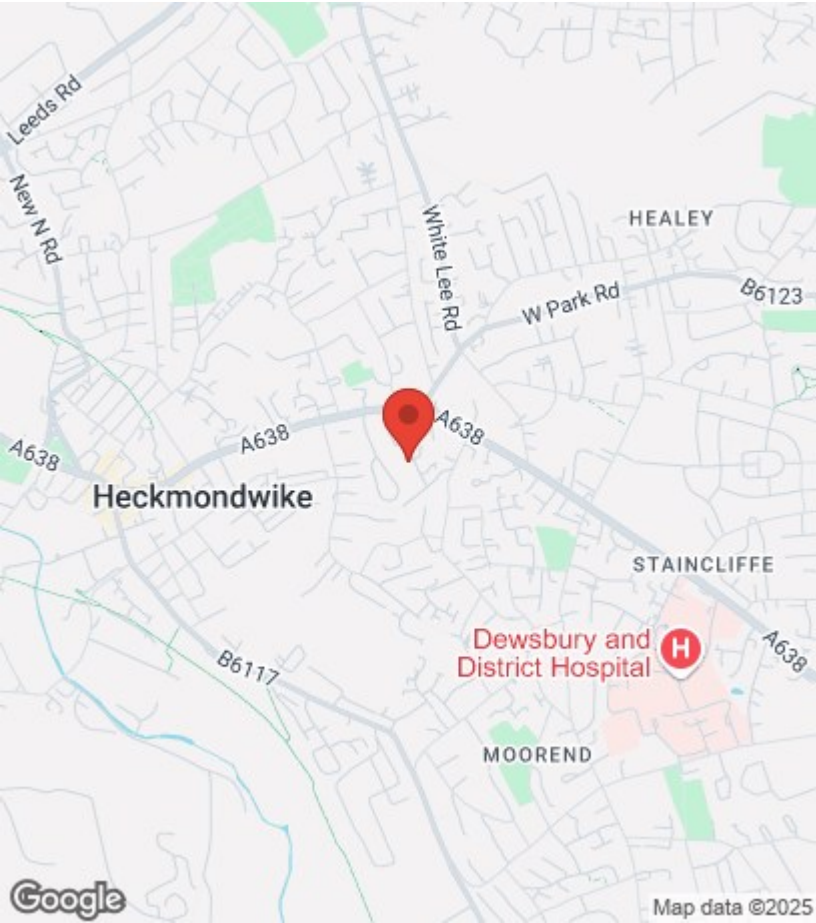
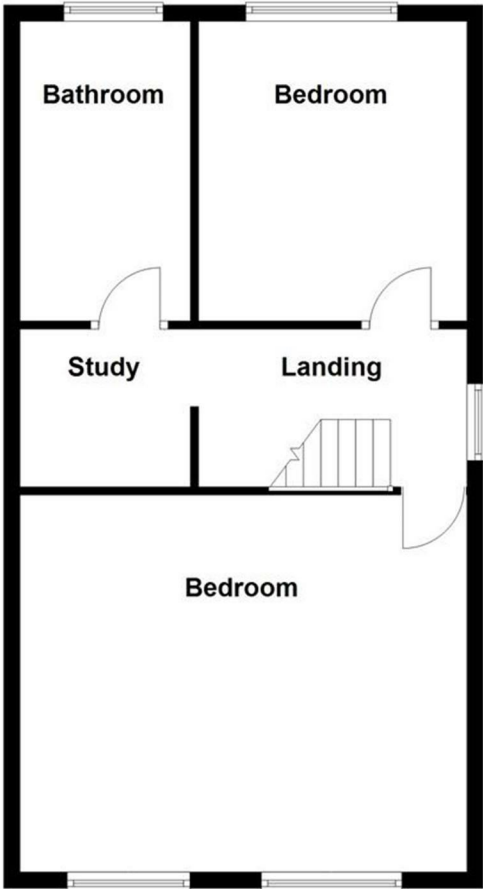





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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 	

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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