

bramleys



20 Chapel Avenue
Heckmondwike
WF16 9LB

Offers Around £75,000

Professionalism with Independence



27 Westgate, Heckmondwike, WF16 0HE
t: 01924 412644

This realistically priced and much extended 3 bedroom semi-detached property should be viewed internally to be fully appreciated. Featuring uPVC double glazing, the property boasts a good sized garden area to the rear along with off road parking to the front. Having as layout which in brief comprises of entrance vestibule, lounge, dining room, conservatory, good sized kitchen, ground floor bathroom and 3 first floor bedrooms. The property would make an ideal family home and is situated close to local amenities, schooling and major road and rail links.

The accommodation briefly comprises:-

GROUND FLOOR:

Accessed via an uPVC double glazed door into the:-

Entrance Vestibule

Lounge

4.90m x 2.92m (16'1" x 9'7")

Having a uPVC double glazed window to the front along with a feature fireplace to one wall with back and hearth and inset fire. Open plan access leads to the:-



Dining Room

2.84m x 2.18m (9'4" x 7'2")

Having laminate flooring, dado rail and sliding patio doors to:-



Conservatory

Having an external door to the rear garden.



Kitchen

4.75m x 2.44m (15'7" x 8'0")

Being fitted with a modern range of wall and base units with working surfaces, tiled splash backs, stainless steel sink unit with mixer tap and drainer. The kitchen is plumbed for an automatic washing machine, has an built-in four ring gas hob with pull out extractor hood and oven beneath. There is a uPVC double glazed window. A uPVC double glazed door gives access to the side of the property.



Ground Floor Bathroom

Furnished with a 3 piece suite comprising panelled bath, pedestal wash hand basin and a central flush WC. There is a uPVC double glazed side window and part tiling to the wall areas.

FIRST FLOOR:

Landing

Having access to bedrooms and bathroom.

Bedroom 1

4.83m x 2.84m (15'10" x 9'4")

This good sized master bedroom overlooks the front of the property and has a uPVC double glazed window.



Bedroom 2

5.28m x 2.18m (17'4" x 7'2")

Forming part of the extension this good sized bedroom overlooks the rear and has 2 uPVC double glazed windows.



Bedroom 3

2.84m x 1.52m (9'4" x 5'0")

Having a uPVC double glazed window.

OUTSIDE:

To the front of the property is a tarmac driveway providing off road parking with outer gateway and to the rear is a good sized enclosed garden with paving, lawn and good sized store.



COUNCIL TAX BAND:

A

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.

VIEWING:

Contact the agents.

MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01924 412644. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

RELATED SALE DISCOUNT:

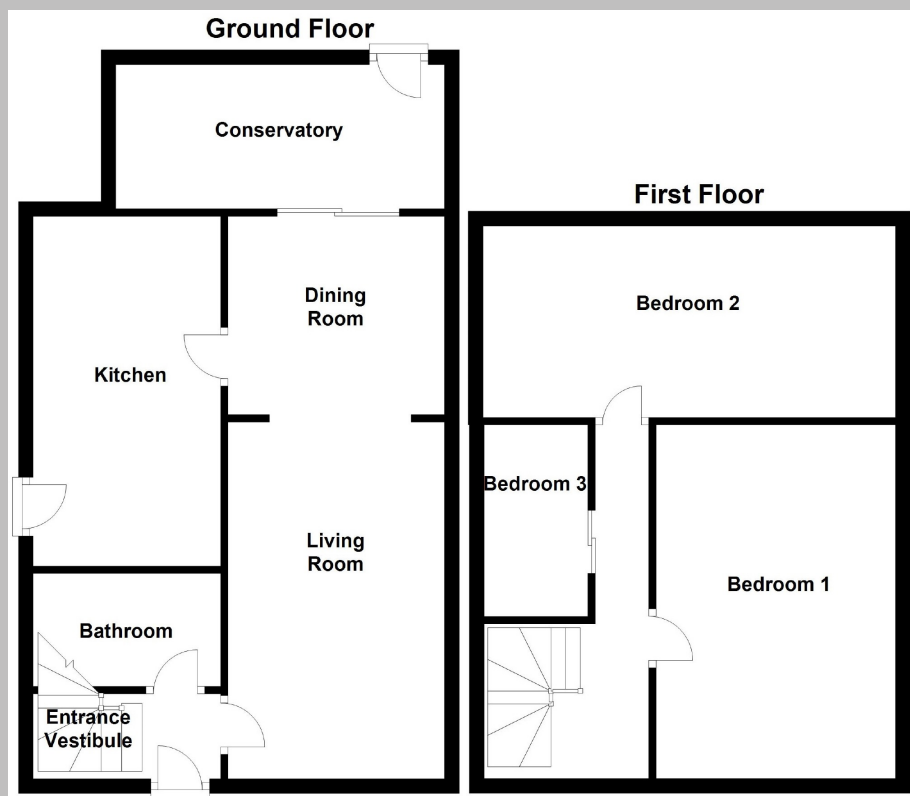
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

ON-LINE 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.

DIRECTIONS:

Leave Heckmondwike via Westgate passing Bramleys office on the right hand side and proceeding into the town centre. At the major traffic lights proceed straight ahead into High Street passing Heckmondwike Grammar School on your right hand side and just before the Independent Chapel take a left hand turning into Chapel Lane proceed along passing the cricket field on the right hand side and the turning for



Energy Performance Certificate HM Government

20, Chapel Avenue, HECKMONDWIKE, WF16 9LB

Dwelling type: Semi-detached house Reference number: 9178-3088-7233-5623-8934
 Date of assessment: 13 July 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 13 July 2017 Total floor area: 73 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 7,359
Over 3 years you could save	£ 5,787

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 153 over 3 years	
Heating	£ 6,777 over 3 years	£ 1,221 over 3 years	
Hot Water	£ 279 over 3 years	£ 198 over 3 years	
Totals	£ 7,359	£ 1,572	You could save £ 5,787 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 1,230	✓
2 Cavity wall insulation	£500 - £1,500	£ 1,818	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 354	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

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:

- 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.
- 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



14 St Georges Square, Huddersfield HD1 1JF
 t: 01484 530361 f: 01484 432318
 e: info@bramleys1.co.uk

www.bramleys.com

27 Westgate, Heckmondwike WF16 0HE
 t: 01924 412644 f: 01924 411020
 e: heckmondwike@bramleys1.co.uk

1 & 3 George Square, Halifax HX1 1HF
 t: 01422 260000 f: 01422 260010
 e: halifax@bramleys1.co.uk

12 Victoria Road, Elland, Halifax HX5 0PU
 t: 01422 374811 f: 01422 378762
 e: elland@bramleys1.co.uk

110 Huddersfield Road, Mirfield WF14 9AF
 t: 01924 495334 f: 01924 499193
 e: mirfield@bramleys1.co.uk