

bramleys



17 Oxford Terrace
Batley
WF17 5SR

Offers In The Region Of £85,000

Professionalism with Independence



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

An internal viewing is strongly encouraged to appreciate this well presented 2 bedroomed mid terrace property. Featuring upvc double glazing and having a gas fired central system, the accommodation is arranged over 3 floors and has a garden to the rear. Located close to Batley town centre and all the amenities, there are major road links close by and the local rail station is within easy walking distance. This property could be occupied with the minimum of expense and would make an ideal first time purchase.

The accommodation briefly

GROUND FLOOR:

Entrance Porch

Upvc in construction and having a further door to

Lounge

4.65m x 4.01m (15'3 x 13'2)

Over looking the front of the property and having a upvc double glazed window and a central heating radiator. There is coving to the ceiling and laminate flooring.



Kitchen

2.64m x 1.96m (8'8 x 6'5)

Fitted with a modern range of wall and base units with working surfaces, tiled splashbacks and sink unit with mixer tap. Integrated in the working surfaces is a 4 ring hob and under oven. A upvc double glazed window over looks the rear and there is tiling to the floor area.



LOWER GROUND FLOOR:

Accessed via a stairway from lounge and having useful storage space and a separate wc.

Utility Area

Fitted with a stainless steel sink unit with drainer and cupboard storage. There is a wall mounted boiler, plumbing for an automatic washing machine and a tiled floor. A upvc double glazed door provides access to the rear garden and there is a upvc double glazed window.

FIRST FLOOR LANDING:

Bedroom 1

6.07m x 2.87m (19'11 x 9'5)

Having a upvc double glazed window , and central heating radiator and door to



Shower Room

Furnished with an independent shower cubicle, wash basin and wc. There is some tiling to the wall areas.

Bedroom 2

9.04m x 2.54m (29'8 x 8'4)

Having inbuilt storage cupboards and a upvc double glazed window.



OUTSIDE:

To the front of the property is a low maintenance garden area, and to the rear is an enclosed garden with patio area and planted sections.



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:

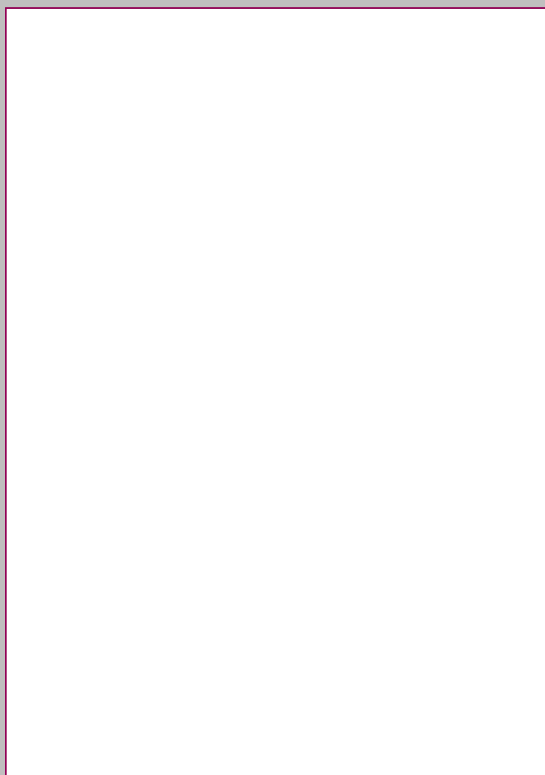
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

ON-LINE CONVEYANCING

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 and continuing into Heckmondwike town centre. Continue through the main traffic lights into High Street passing Heckmondwike Grammar school on the right and Independent Chapel on the left. At the next traffic lights bear left into Batley Road, proceeding through the next traffic lights at White Lee Road and into West Park Road which eventually becomes Healey Lane. Continue



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



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