

# bramleys



26 Oaks Road  
Soothill  
Batley  
WF17 6NS

Offers Over £80,000

*Professionalism with Independence*



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

*Offered for sale with no chain involved is this well presented two bedroomed front back to back property. Having recently installed upvc double glazing and modern kitchen and bathroom fittings, the property would make an ideal first time purchase, and could be occupied with the minimum of expense. Located within walking distance of the local train station and having local amenities and schooling nearby, an early viewing is strongly recommended.*

The accommodation briefly comprises:-

#### GROUND FLOOR:

Enter the property via a UPVC double glazed door into the Kitchen.

##### Kitchen

5.05m x 1.19m (16'7 x 3'11)

This modern galley kitchen is fitted with a range of wall and base units with working surfaces, tiled splashbacks and inset one and a half bowl sink unit with mixer tap and drainer. Inset within the working surfaces is a 4 ring hob with under oven and overhead extractor hood. There is a upvc double glazed window and laminate flooring. The kitchen extends to form a useful utility area with plumbing for an automatic washing machine and a UPVC double glazed window. A door provides access to :



##### Cellar

4.62m x 2.18m (15'2 x 7'2)

A useful storage cellar.

##### Lounge

5.72m x 3.28m (18'9 x 10'9)

A well presented Lounge having a UPVC double glazed window, laminate flooring and a feature fireplace to one wall with back and hearth and inset fire. A doorway leads to stairs leading to the first floor.



#### FIRST FLOOR

##### Landing

With access to the bedrooms and bathroom.

##### Bedroom 1

4.01m x 3.05m (13'2 x 10')

A good sized bedroom overlooking the front of the property via a UPVC double glazed window.



##### Bedroom 2

3.15m x 1.52m (10'4 x 5')

Having a double glazed window.





### Bathroom

Furnished with a modern 3 piece suite comprising of panelled bath, pedestal wash basin and a low flush wc. There is some tiling to the wall areas.



### OUTSIDE:

The property has a paved front area with outer walling, railings and gateway.



### 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.

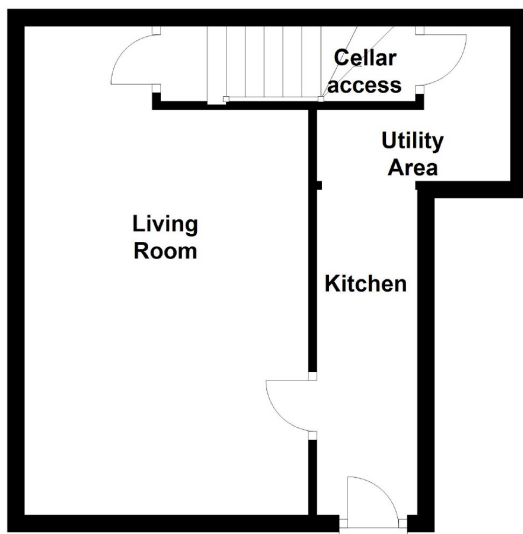
### ON-LINE CONVEYANCING SERVICES:

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.

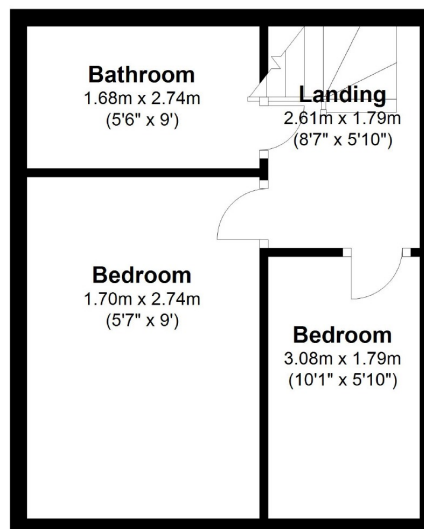
### DIRECTIONS:

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 the right and Independent Chapel on the left and at the next traffic lights, bear left into Batley Road. Proceed straight ahead into West Park Road which in turn becomes Healey Lane and continue to it's conclusion with the traffic lights at Dark Lane. Continue straight ahead passing Fox's Biscuits on the right and at the next major traffic lights proceed straight through and take the first left into Soothill Lane. Oaks Road can be found as a turning on the right hand side and the subject property can be found on the right hand side and the property can be clearly identified by the Bramleys For Sale board.

## Ground Floor



## First Floor



### Energy Performance Certificate



26, Oaks Road, BATLEY, WF17 6NS

Dwelling type: End-terrace house  
Date of assessment: 16 October 2017  
Date of certificate: 17 October 2017

Reference number: 8394-5565-1429-6797-8033  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 41 m<sup>2</sup>

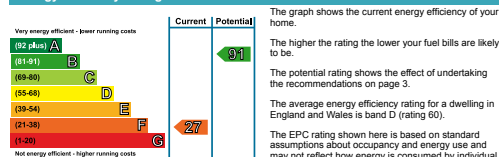
Use this document to:

- 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 cost of dwelling for 3 years:			£ 3,903
Over 3 years you could save			£ 2,748
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 108 over 3 years	£ 108 over 3 years	
Heating	£ 3,582 over 3 years	£ 930 over 3 years	
Hot Water	£ 213 over 3 years	£ 117 over 3 years	
	<b>Totals</b>	<b>£ 3,903</b>	<b>You could save £ 2,748 over 3 years</b>

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



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,353	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 312	✓
3 Change room heaters to condensing boiler	£3,000 - £7,000	£ 975	✓

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](http://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.

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### 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



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