

bramleys



14 Barber Square
Heckmondwike
WF16 9QQ

Offers In The Region Of £45,000

Professionalism with Independence



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

Tucked away, yet close to local amenities is this one bedroomed cottage style back to back terraced house. Boasting Upvc double glazed windows and door, the property would make an ideal starter home or an investment buy. Having local amenities on hand within easy walking distance and convenient public transport links nearby, the property is available with no chain and an early viewing is recommended.

The accommodation briefly

GROUND FLOOR:

Accessed via a Upvc double glazed door into:

Living Room with Kitchen Area

3.86m x 3.78m (12'8" x 12'5")

The kitchen area is fitted with a range of wall and base units, working surfaces and sink unit. There is an integrated four ring hob, with under oven and extractor hood above. The kitchen is plumbed for an automatic washing machine and has a Upvc double glazed window. The Living area has a wall mounted electric heater and a door providing access to the basement area. An additional door opens to the stairway leading to the first floor.



FIRST FLOOR:

Landing

With access to bedroom and shower room,

Bedroom

4.09m x 2.82m (13'5" x 9'3")

This double bedroom has a Upvc double glazed window and a wall mounted electric heater.



Shower Room

Fitted with a shower unit with wall mounted shower, a wash hand basin and a low flush wc.



OUTSIDE:

The property has a small forecourt area.

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.

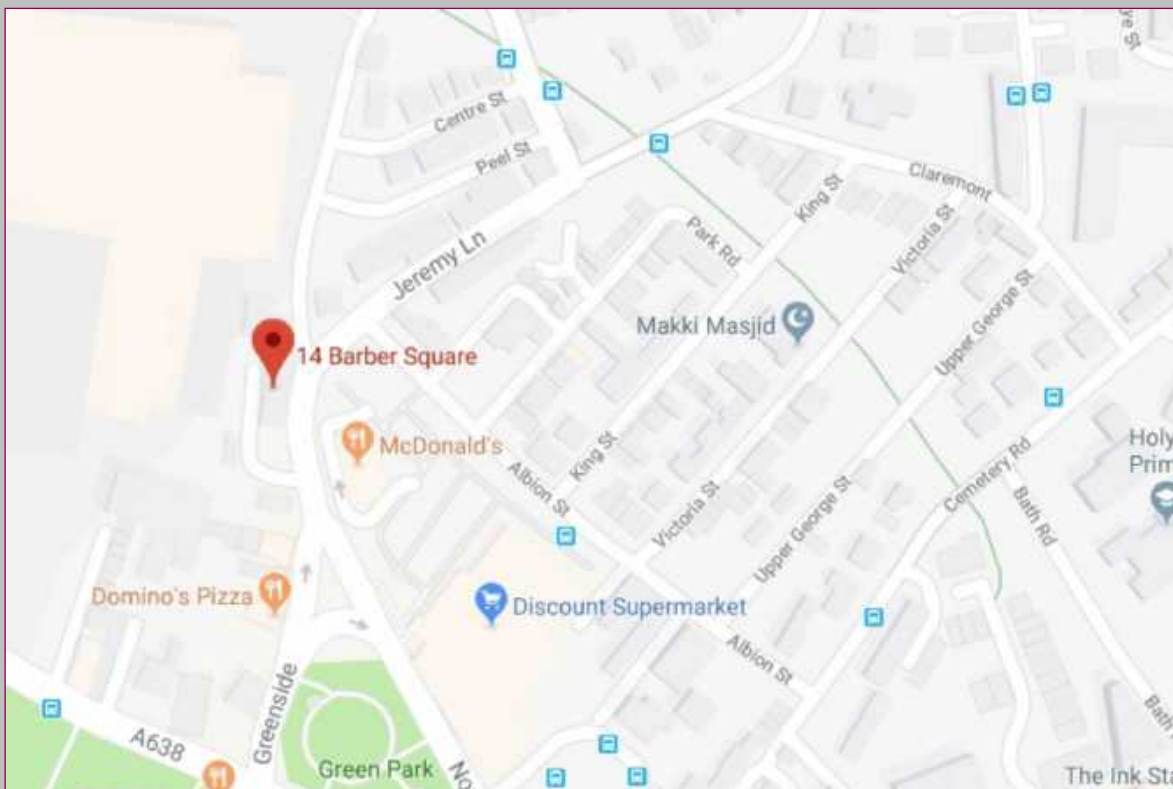
ON-LINE CONVEYANCING

Available through Bramleys in

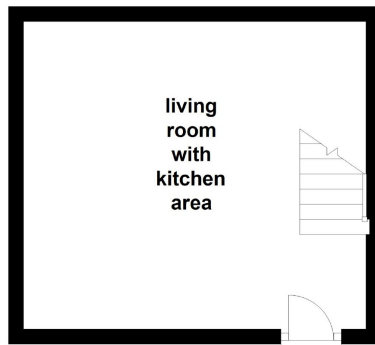
conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

DIRECTIONS:

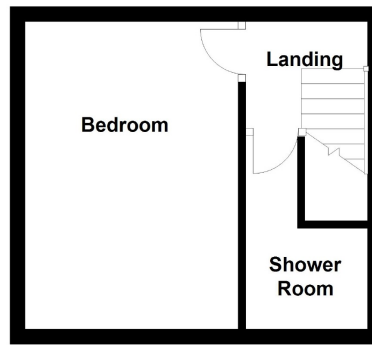
Leave Heckmondwike via Westgate passing Bramleys office on the left and take a right hand turn into Greenside. Almost opposite McDonalds take a left hand turn into Barber Square just after the Newsagents and the property can be found on the right hand side and will be identified by the Bramleys for sale board.



Ground Floor



First Floor



Energy Performance Certificate



14, Barber Square, HECKMONDWIKE, WF16 9QQ

Dwelling type: Mid-terrace house
Date of assessment: 16 April 2018
Date of certificate: 16 April 2018
Reference number: 0050-2876-7944-9498-3475
Type of assessment: RdSAP, existing dwelling
Total floor area: 36 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

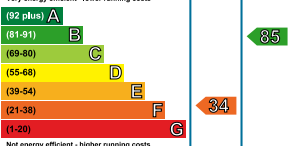
Estimated energy costs of dwelling for 3 years:	£ 3,474
Over 3 years you could save	£ 1,860

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 96 over 3 years	You could save £ 1,860 over 3 years
Heating	£ 2,859 over 3 years	£ 1,311 over 3 years	
Hot Water	£ 444 over 3 years	£ 207 over 3 years	
Totals	£ 3,474	£ 1,614	

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

Very energy efficient - lower running costs



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.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 447
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 63
3 Low energy lighting for all fixed outlets	£20	£ 54

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



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