

bramleys

For Sale

**42 MORLANDS CLOSE
STAINCLIFFE
DEWSBURY
WF13 4BN**

RESIDENTIAL SALES

£125,000



- MODERN SEMI DETACHED HOUSE
- 2 BEDROOMED ACCOMMODATION
- WELL PRESENTED THROUGHOUT
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- DRIVEWAY, GARAGE AND ENCLOSED GARDEN
- VIEWING RECOMMENDED



This well presented semi detached house is situated on a popular modern development and should be viewed internally to be fully appreciated. Offering well presented two bedroomed accommodation, and featuring uPVC double glazing and gas fired central heating, the property would make an ideal home for a first time buyer or young family. Enjoying off road parking by way of a driveway and having a spacious detached garage and enclosed rear garden. Burglar Alarm. Located within easy reach of local amenities and schooling and within close proximity of major road and rail links.

The accommodation briefly comprises:-

GROUND FLOOR:

Entrance Porch

Accessed via an exterior door and having a further door into the Lounge.

Lounge

4.29m x 4.22m (14'1" x 13'10")

Overlooking the front of the property and having an open plan staircase to the first floor, the Lounge has a uPVC double glazed window and a central heating radiator. To one wall is a fireplace with inset fire.



Kitchen/Diner

4.17m x 2.84m (13'8" x 9'4")

Fitted with a good range of wall and base units with working surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. The kitchen is fitted with a four ring hob with extractor hood over and inbuilt under oven, and there is plumbing for an automatic washing machine. A uPVC double glazed window overlooks the garden, along with an exterior door and a central heating radiator.



FIRST FLOOR:

Landing

With access to bedrooms and bathroom.

Bedroom 1

3.78m x 3.23m (12'5" x 10'7")

A spacious master bedroom situated to the front of the property and having a built in cupboard, a central heating radiator and 2 uPVC double glazed windows.



Bedroom 2

3.25m x 2.31m (10'8" x 7'7")

Enjoying far reaching views to the rear via a uPVC double glazed window and having a central heating radiator.



Bathroom

Furnished with a 3 piece suite comprising of panelled bath with shower over, pedestal wash basin and a low flush wc. There is tiling to the wall areas, a central heating radiator and a uPVC double glazed window.



OUTSIDE:

To the front of the property is a paved parking area which extends into a side driveway with gate for privacy. Beyond the drive is a good sized tandem garage with up and over door, power and lighting and access door. The rear garden is enclosed and has a gated decked area with lawn beyond.



COUNCIL TAX BAND:

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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:

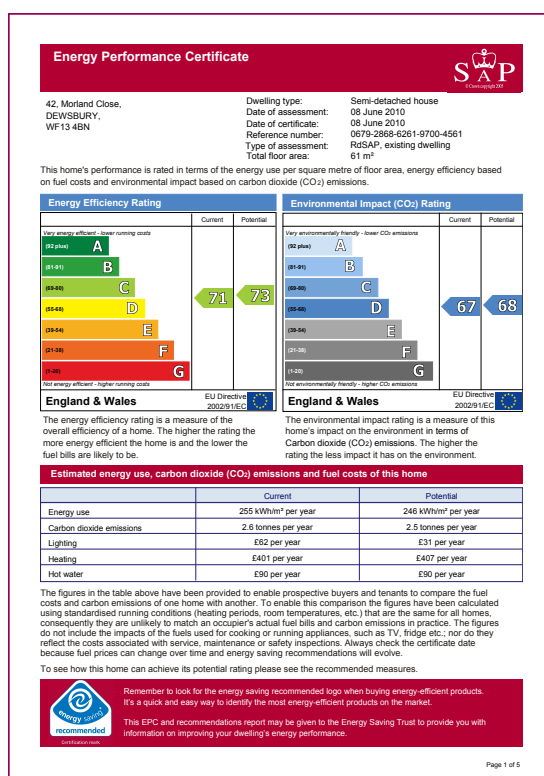
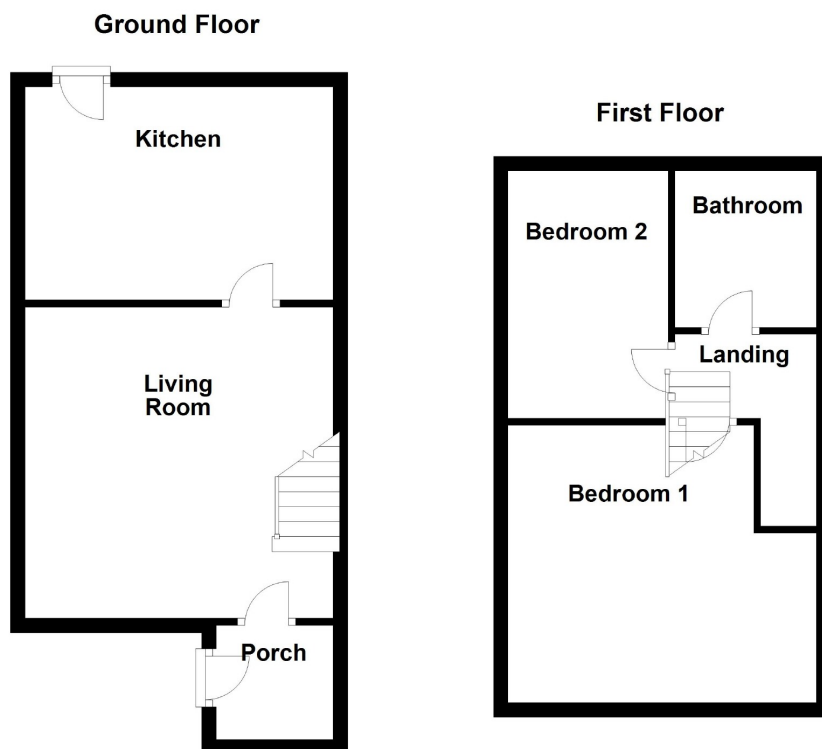
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ON-LINE CONVEYANCING SERVICES:

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 Wesgate passing Bramleys office on the right hand side and proceeding into the town centre. Continue straight ahead into High Street passing Heckmondwike Grammar School on the right and Independent Chapel on the left. Proceed through the next traffic lights into Halifax Road, taking the first left hand turn into Kilpin Hill Lane. Take the second left into Occupation Lane, where Morlands Close can be found on the right hand side and the property will be identified by the Bramleys for sale board.



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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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