

# bramleys

# For Sale

**29 CHURCH LANE  
HECKMONDWIKE  
WF16 0AT**

**RESIDENTIAL SALES**

Offers In The Region Of

**£144,950**



- **SPACIOUS TERRACED HOUSE**
- **3 GOOD SIZED BEDROOMS PLUS LOFT AREA**
- **LARGE DINING KITCHEN**
- **IDEAL FAMILY HOME**
- **NO VENDOR CHAIN**
- **VIEWING RECOMMENDED**



*Offered for sale with no vendor chain is this traditional and spacious terraced house. Situated in an ever popular location close to Heckmondwike Grammar school, the property would make an ideal family home and really should be viewed to be appreciated. Featuring 3 bedroomed accommodation which has central heating, along with a larger than average dining kitchen and a most useful and good sized loft area. Externally there is a garden to the rear and permit holder parking to the front. Handily positioned close to the town centre and the amenities available there, along with easy access to major road and rail links.*

### **The accommodation briefly comprises:-**

#### **GROUND FLOOR:**

##### **Entrance Hall**

Accessed via an exterior front door and having stairs to first floor.

##### **Lounge**

4.39m x 4.34m (14'5" x 14'3")

Situated to the front this good sized Lounge has a central heating radiator and a fireplace to one wall.



##### **Kitchen/Diner**

5.72m x 4.80m (18'9" x 15'9")

A spacious Dining Kitchen fitted with a range of wall and base units, work surfaces, tiled splashbacks and inset sink unit with mixer tap. There is an integrated dishwasher and a window overlooking the rear garden. A door leads from the kitchen to a useful basement area.



##### **Rear Porch**

Leading from the kitchen and having an exterior door leading onto the garden.

#### **FIRST FLOOR:**

##### **Landing**

With access to bedrooms and bathroom and having a staircase to the second floor.

##### **Bedroom 1**

4.39m x 3.25m (14'5" x 10'8")

Situated to the front, the master bedroom has a window and a central heating radiator.



##### **Bedroom 2**

3.73m x 3.18m (12'3" x 10'5")

Another good sized bedroom located to the rear and having a fitted wardrobe space, a window and a central heating radiator.



##### **Bedroom 3**



3.99m x 2.44m (13'1" x 8'0")

A larger than average third bedrooms overlooking the front via a window and having a central heating radiator.



### Bathroom

This spacious bathroom is fitted with a bath, a WC and a wash basin set within a storage unit.



### SECOND FLOOR:

#### Loft Area

6.05m x 5.61m (19'10" x 18'5")

A most useful loft area with a skylight window.



### OUTSIDE:

To the front is a forecourt garden area with outer walling and gateway. There is permit holder street parking to the front also.

To the rear is a garden area.



### 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:

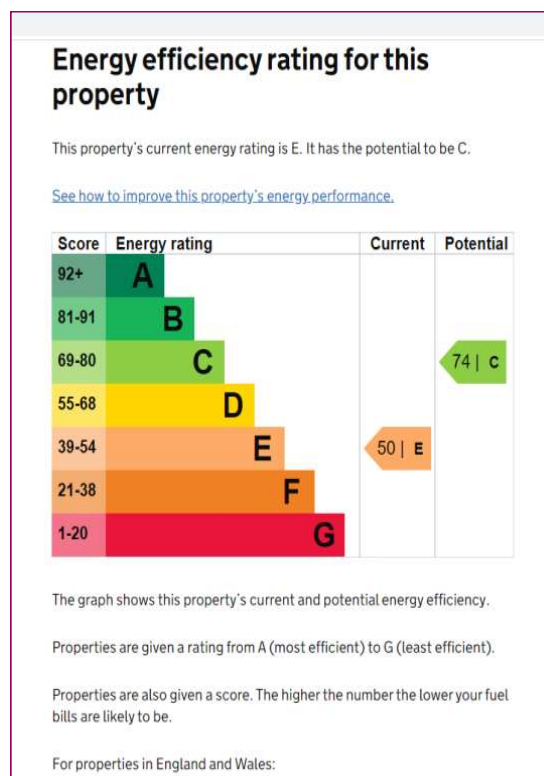
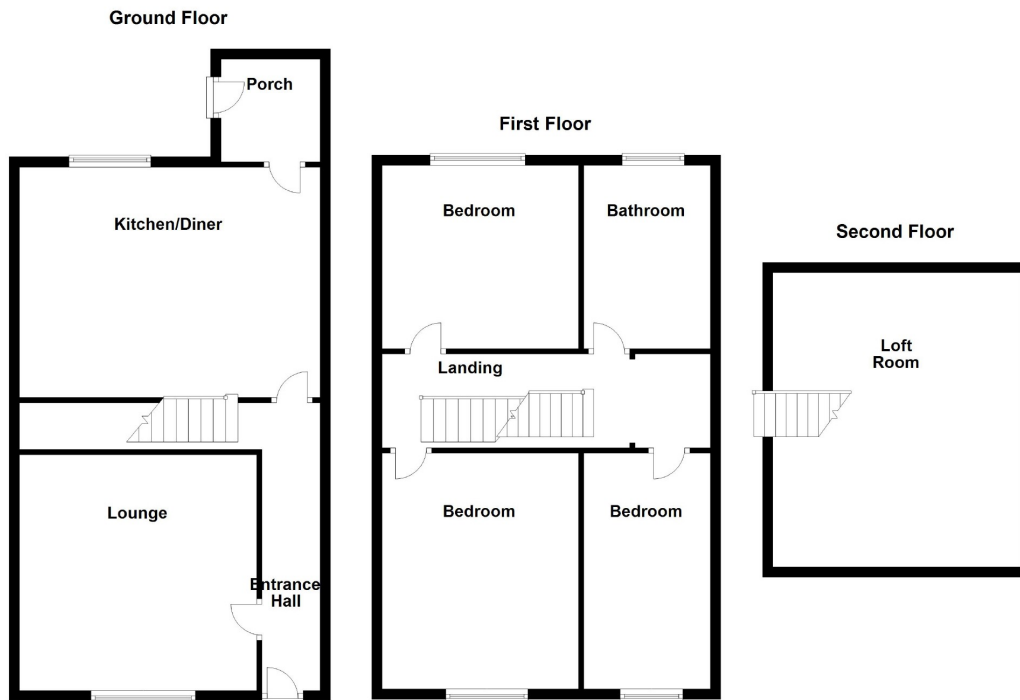
Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Fran Sedda is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Fran Sedda 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.

### 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 continue to the major traffic lights in the town centre. Continue straight ahead into High Street and after Bath Road on the left take the next right into Church Lane where the property can be found on the left hand side and will be identified by the Bramleys For Sale board.



# bramleys.com

## 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

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