

# bramleys

# For Sale

**16 OLDFIELD LANE  
HECKMONDWIKE  
WF16 0JH**

**RESIDENTIAL SALES**

Asking Price

**£170,000**



- **FULL REFURBISHMENT OPPORTUNITY**
- **SUBSTANTIAL FORMER CHILDRENS DAY NURSERY**
- **SPACIOUS ACCOMMODATION WHICH COULD BE USED FOR A VARIETY OF PURPOSES**
- **3 RECEPTION ROOMS/4 FIRST FLOOR ROOMS**
- **GARDENS TO FRONT AND REAR**



**\*\*\* FULL REFURBISHMENT OPPORTUNITY\*\*\***

*This substantial property was a former children's day nursery and offers a wealth of potential to any purchaser. With the opportunity to be developed and used for a variety of purposes subject to necessary consents, an early viewing is strongly recommended. The accommodation offers generous sized rooms with 3 ground floor reception rooms and split level upper accommodation with various rooms and former bathroom. In recent years a complete new roof has been added with newly built chimney stacks and benefitting from woodworm treatment. To the front is a garden area and yard space to the rear, along with pedestrian access to the rear. Located within Heckmondwike town centre with on street parking available nearby.*

**The accommodation briefly comprises:-**

**GROUND FLOOR**

**Entrance Hall**

A large Entrance Hall with staircase to the upper level accommodation



**Reception Room**

4.72m x 4.65m (15'6" x 15'3")

Located to and having a window overlooking the front.



**Reception Room**

4.78m x 4.62m (15'8" x 15'2")

Another sizeable room with a window to the front.

**Groundfloor WC**

With a washbasin and WC.

**Reception Room**

4.50m x 4.04m (14'9" x 13'3")

Situated to the rear and having an additional concealed staircase leading to the upper levels.

**Former Kitchen**

4.37m x 4.37m (14'4" x 14'4")

Having a sink unit with base cupboard and an exterior door to the rear. A further door leads to the basement.



**FIRST FLOOR**

**Landing**

With feature arched window and turned staircase to upper level.



**First floor Room**

4.57m x 4.34m (15' x 14'3")

Located to the rear.





### First floor Room

4.34m x 2.11m (14'3" x 6'11")



### Hallway

With access from second staircase and stairs to upper level.

### Former Bathroom

With bath.



### UPPER LEVEL

#### Upper Room

4.65m x 4.60m (15'3" x 15'1")

Located to the front.



#### Upper Room

3.63m x 1.52m (11'11" x 5'0")

#### Upper Room

4.67m x 4.62m (15'4" x 15'2")



### OUTSIDE:

The double fronted property has garden areas to the front with outer walling and central pathway. To the rear is pedestrian access into a gated yard area.



### COUNCIL TAX BAND:

### 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:

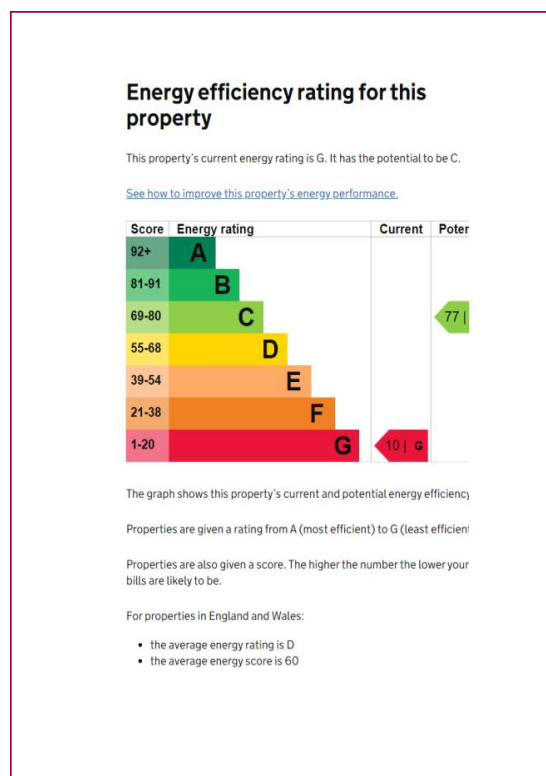
Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details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

### 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 town centre. At the main set of traffic lights take a left hand turning into High Street where Oldfield Lane can be found as the second turning on the right hand side and the property found clearly 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:

- 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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