



5 Sheila Terrace, Heckmondwike, WF16 0NG
£160,000

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Offered for sale with no onward chain is this deceptively spacious and extended end terraced house. Featuring 3 bedroomed accommodation and boasting uPVC double glazing, gas central heating and modern kitchen and shower room. Externally there off road parking to the rear along with a good sized garden beyond. Situated in an ever popular location with local amenities and well regarded schooling nearby, an early viewing is strongly recommended.

GROUND FLOOR

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Entrance Porch

Accessed via a uPVC double glazed door with further door into the Lounge.

Lounge

17'5" x 13'9" (5.31m x 4.19m)

Situated to the front, this good sized room has a uPVC double glazed window and a central heating radiator. To one wall is a feature fireplace with inset fire.

Inner Hallway

With stairs to the first floor.

Dining/Sitting Room

16'3" x 11'3" (4.95m x 3.43m)

An extended and versatile room with a central heating radiator and a uPVC double glazed window. There is a feature fireplace to one wall with an inset fire.

Kitchen

12'6" x 6'2" (3.81m x 1.88m)

This modern Kitchen is fitted with a good range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. There a number of integratd appliances including an oven, hob and extractor, a fridge freezer, dishwasher and washing machine. A door leads to the Conservatory.

Conservatory

A small conservatory with a door out to the rear.

FIRST FLOOR

Landing

With access to bedrooms and bathroom.

Bedroom 1

11'9" x 11'6" (3.58m x 3.51m)

Overlooking the rear garden and having a central heating radiator, a uPVC double glazed window and fitted wardrobes to one wall.





Bedroom 2

13'2" x 10'6" (4.01m x 3.20m)

Another good sized double bedroom located to the front and having a central heating radiator and a uPVC double glazed window.

Bedroom 3

10'7" x 7'7" (3.23m x 2.31m)

Incorporating the bulkhead and having a wall mounted central heating boiler. There is a uPVC double glazed window to the front and a central heating radiator.

Shower Room

A modern shower room furnished with a walk in shower, a wash basin and a WC. There is tiling to the walls, a central heating radiator and a uPVC double glazed window.

OUTSIDE

To the front of the property is a forecourt garden and to the side is a shared access driveway to the rear. At the rear is off road parking availability beyond which is a good sized predominantly lawned garden.

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.

TENURE:

Freehold

COUNCIL TAX BAND:

Band B

MORTGAGES:

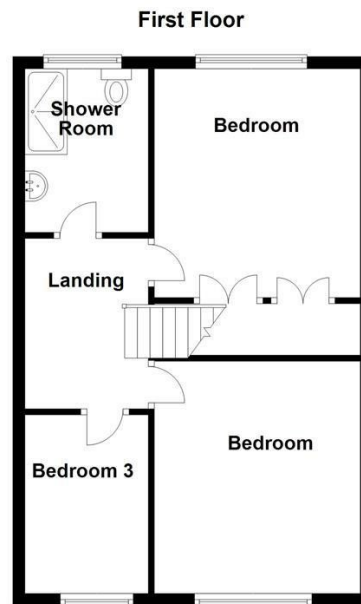
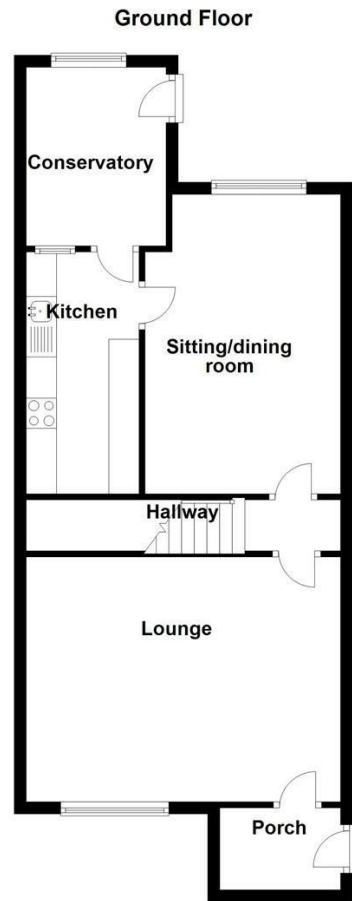
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE 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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

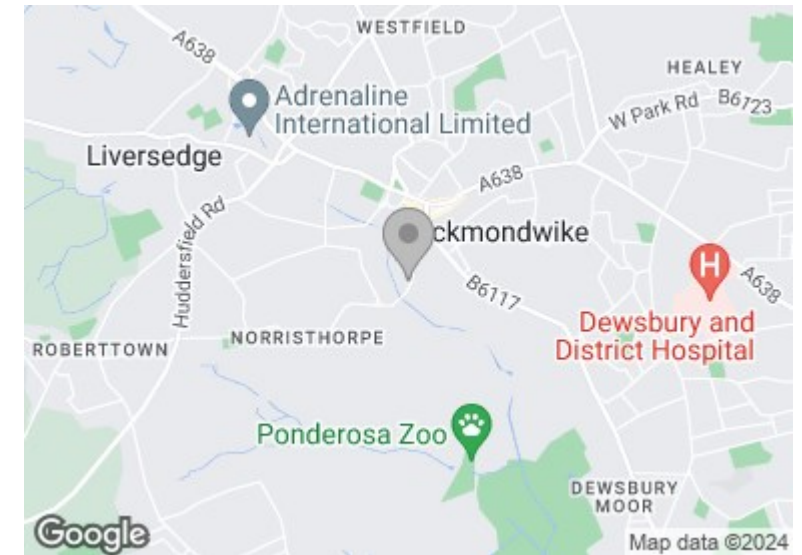
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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