



14 Brunswick Place, Heckmondwike, WF16 0LD
Asking Price £110,000

bramleys



****CASH BUYERS ONLY****

Situated on a modern development is this purpose built apartment block, where we have this pleasant 3rd floor apartment. The well presented two bedroomed accommodation has quality fixtures and fittings throughout and boasts a contemporary kitchen and living area with views, two bedrooms with fitted furniture, the master with ensuite shower room and further bathroom. Externally there is a allocated parking space in the forecourt car park. Located within easy reach of local amenities, well regarded schooling and major road and rail links.

GROUND FLOOR

Accessed via an intercom system and communal door. Stairs leads to the third floor apartment.

Communal Landing

With a uPVC double glazed window and entry to Apartments 14 & 16.

Entrance Hall

An exterior door leads into the Entrance hall which has an electric wall heater and doors to the living accommodation.

Living Room with Kitchen Area

23'6" x 16'4" (7.16m x 4.98m)

A spacious room with uPVC double glazed French doors to the Lounge area with Juliet balcony enjoying views beyond. The Kitchen is fitted with a modern range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. Integrated within the kitchen is a four ring hob with extractor hood over and inbuilt under oven and the worktops extend to form pleasant breakfast/eating space.



Bedroom 1

15'2" x 11'7" (4.62m x 3.53m)

Overlooking the front, the master bedroom has a range of fitted wardrobes to one wall along with a uPVC double glazed window and an electric wall heater.

En-suite Shower Room

Furnished with a shower cubicle, a wash basin and a WC. There is floor and wall tiling, and a uPVC double glazed window.

Bedroom 2

9'9" x 7'3" (2.97m x 2.21m)

Having a uPVC double glazed window to the front, an electric wall heater and fitted wardrobes to one wall.

House Bathroom

The half tiled bathroom is furnished with a 3 piece suite comprising of panelled bath, wash basin and WC.





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.

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.**

OUTSIDE

The property has an allocated parking space in the forecourt car park.

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:

Leasehold - Fee's to be confirmed.

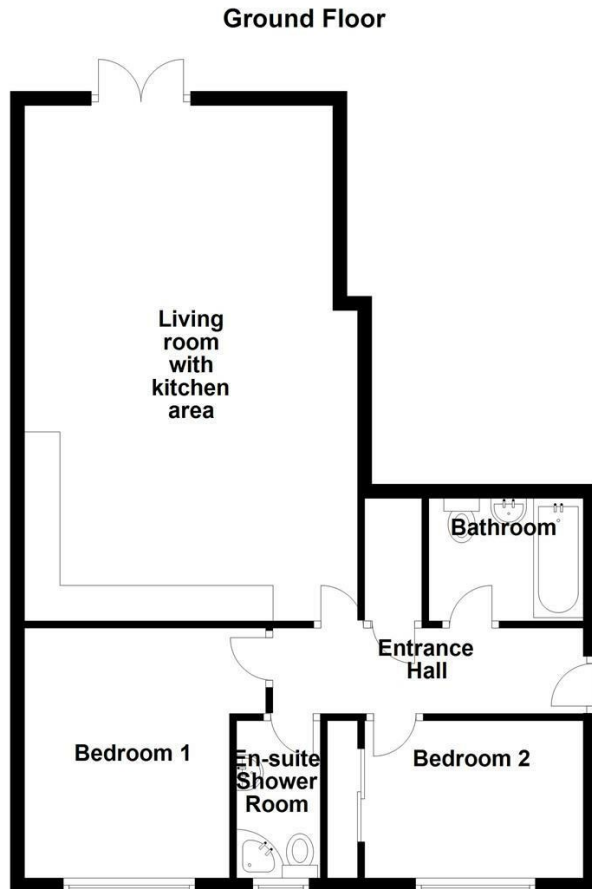
Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

Band A







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	83
(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	

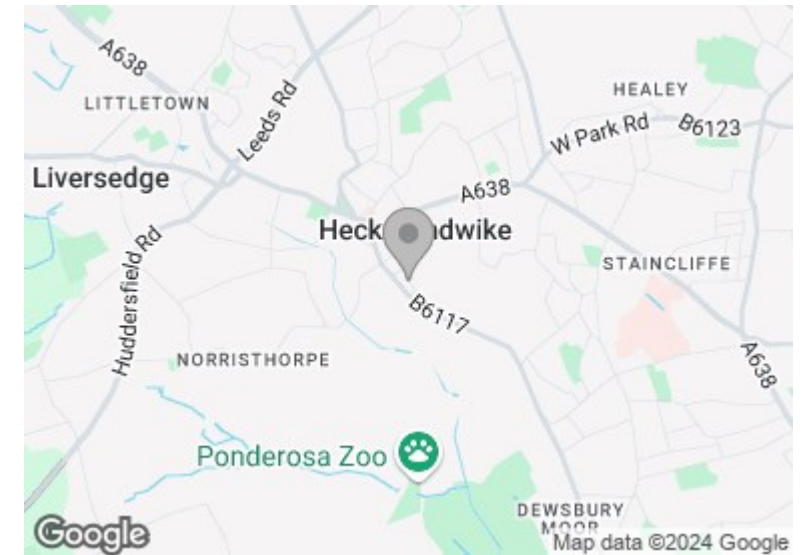
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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