



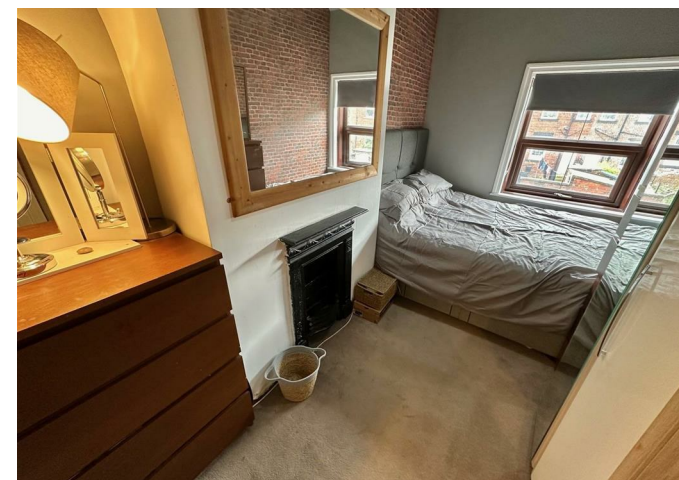
2 Powell Street, Heckmondwike, WF16 0BA

Offers Over £145,000

bramleys



Situated close to the ever popular Heckmondwike Grammar School is this well presented, traditional end terraced property. Offering well presented two bedroomed accommodation, along with an additional loft room, plus contemporary bathroom and modern living space, make this an ideal home which really must be viewed to be appreciated. Boasting uPVC double glazing and having a gas central heating system along with garden areas to front and rear and on street parking provisions. Located within easy reach of local amenities, schooling and major road and rail links.





GROUND FLOOR

Entrance Vestibule

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

Lounge

13'6" x 11'3" (4.11m x 3.43m)

A well presented Lounge situated to the front and having a uPVC double glazed window and a central heating radiator.

Inner Lobby

With access to the basement.

Dining Kitchen

14'2" x 13'2" (4.32m x 4.01m)

This spacious Dining Kitchen is fitted with wall and base units with work surfaces and inset

sink unit with mixer tap and drainer. A uPVC double glazed window overlooks the rear garden and there is a central heating radiator. A uPVC door leads out to the rear.

FIRST FLOOR

Landing

With a uPVC double glazed window.

Rear Bedroom

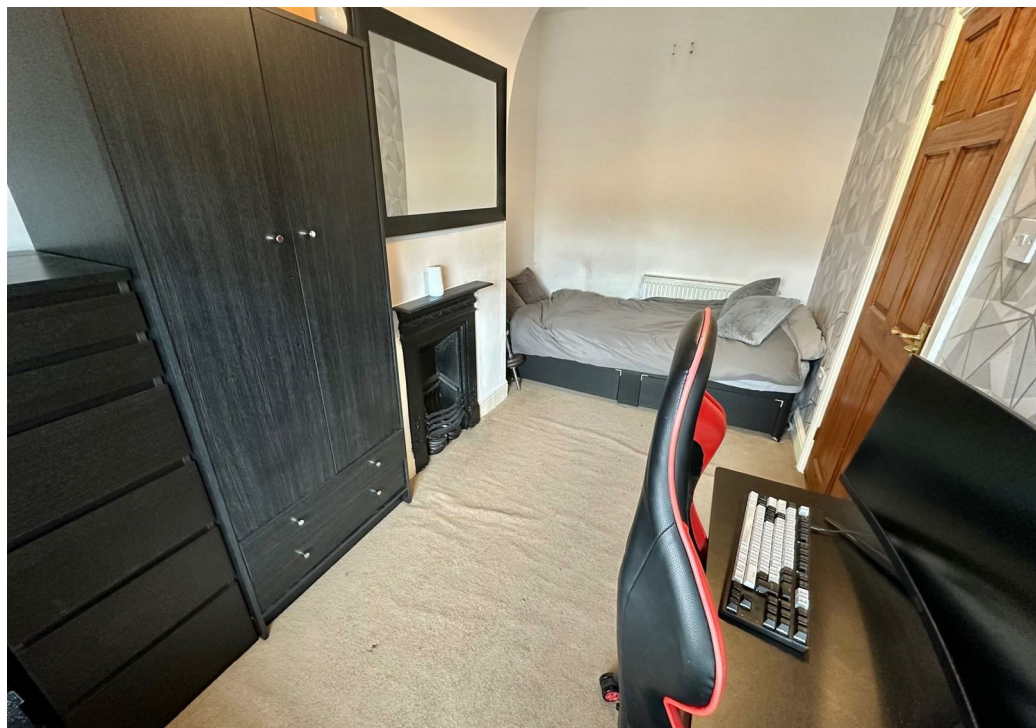
13'3" x 7'6" (4.04m x 2.29m)

Looking out over the rear and having a central heating radiator and a uPVC double glazed window.

Front Bedroom

13'3" x 9'1" (4.04m x 2.77m)

Having a uPVC double glazed window to the front and a central heating radiator.





Bathroom

Furnished with a contemporary 3 piece suite comprising of bath with shower, a WC and a wash basin. There is some tiling to the walls, a ladder style radiator and a uPVC double glazed window.

Loft Room

12'7" x 9'7" (3.84m x 2.92m)

With two sky light windows.

OUTSIDE

To the front of the property is forecourt garden with outer walling, railings and gateway. To the rear is an enclosed low maintenance 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 A

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.

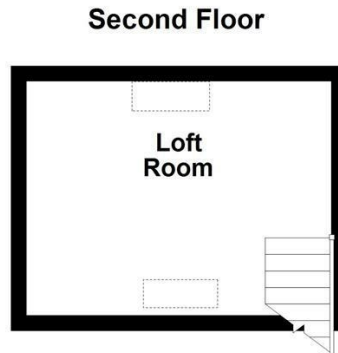
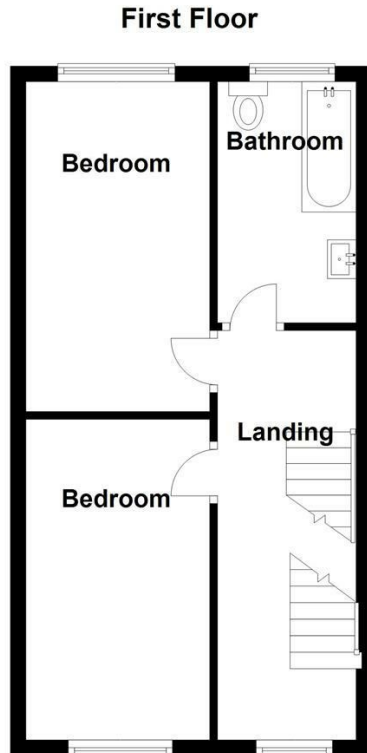
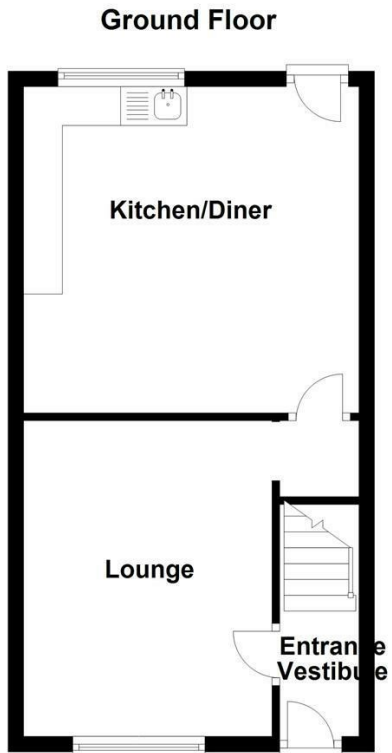
ONLINE CONVEYANCING SERVICES:

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.





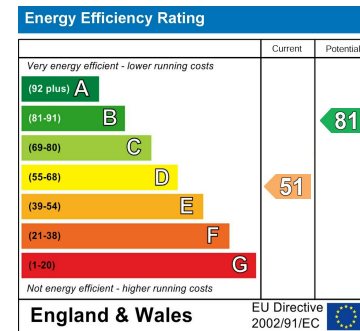




CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



Huddersfield | Halifax | Elland | Mirfield

