



12 Sharpe Street, Heckmondwike, WF16 0LH  
Offers Over £100,000

**bramleys**



## GROUND FLOOR

### Entrance Vestibule

Accessed via a uPVC double glazed front door and having stairs to the first floor.

### Lounge

16'9" x 16'7" (5.11m x 5.05m)

A good sized Lounge with a uPVC double glazed front window and a central heating radiator. To one wall is a feature fireplace with wall mounted fire. A door leads to the staircase descending to the lower ground floor.

## LOWER GROUND FLOOR

### Dining Kitchen

17'4" x 16'9" (5.28m x 5.11m)

A good sized dining kitchen when is fitted with wall and base units, work surfaces and inset sink unit. A uPVC double glazed window overlooks the front and there is a central heating radiator and an exterior door.

### WC

Furnished with a WC.

## FIRST FLOOR

### Landing

Leading to bedrooms and bathroom.

### Bedroom 1

13'2" x 12'3" (4.01m x 3.73m)

A spacious master bedroom with a central heating radiator and a uPVC double glazed window.

### Bedroom 2

9'9" x 8'1" (2.97m x 2.46m)

Again having a central heating radiator and a uPVC double glazed window.



## Bathroom

Furnished with a coloured 3 piece suite comprising of panelled bath, wash basin and a WC. There is some wall tiling, a central heating radiator and a uPVC double glazed side window.

## OUTSIDE

The property is located to the rear and has a good sized garden with fruit trees and lawn. There is additional parking space and a solid spacious outside store. The garden is gated for privacy.

## 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

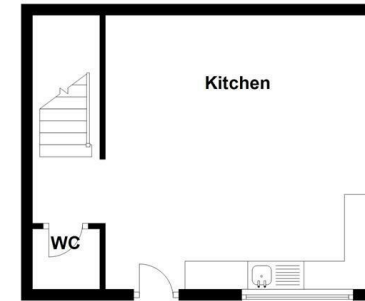
## MORTGAGES:

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.

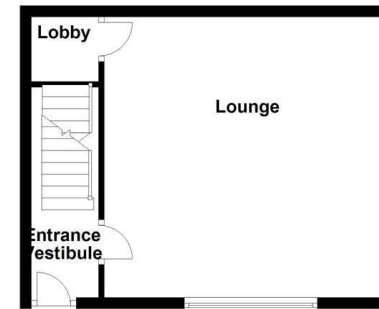
## ONLINE CONVEYANCING SERVICES:

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.

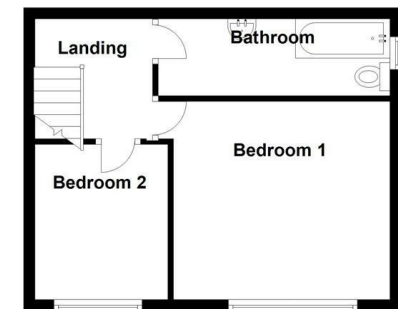
Basement



Ground Floor



First Floor

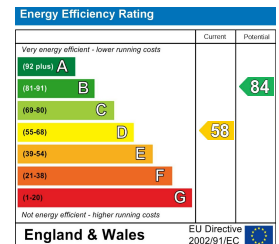


### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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