



147 Dale Lane, Heckmondwike, WF16 9NX  
Offers Over £200,000

**bramleys**





Offered for sale with no onward chain is this good sized traditional detached bungalow. Located in a popular and convenient location, the property offers two bedroomed accommodation, along with two reception rooms, a kitchen extension and a bathroom with separate WC. Situated on a spacious plot with gardens to both front and rear along with a gated driveway for parking and a single garage. The property offers a wealth of potential and has been priced to reflect the updating works required. An early viewing is strongly recommended.

Energy Rating: TBA





## GROUND FLOOR

### Entrance Hall

Accessed via a front uPVC door and leading on to living accommodation.

### Lounge

13'1" x 10'8" (3.99m x 3.25m)

Overlooking the front and having a walk in uPVC double glazed bow window and a central heating radiator. To one wall is a feature fireplace with hearth and wall mounted fire.

### Dining Room

11'2" x 10'7" (3.40m x 3.23m)

Having a uPVC double glazed window to the rear and a central heating radiator. A timber fireplaces sits to one wall with inset fire and there are some built in storage cupboards.

### Kitchen

10'8" x 6'9" (3.25m x 2.06m)

This kitchen extension is fitted with a range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. There is an integrated four ring hob with built in under oven, a uPVC double glazed window and a uPVC exterior door out to the rear garden.

### Bedroom 1

10'6" x 10'3" (3.05m x 3.12m)

Located to the front and having a walk in uPVC double glazed bow window and a central heating radiator. A range of wardrobes with over head cupboards are fitted to one wall.

### Bedroom 2

11'1" x 9'1" (3.38m x 2.77m)

Overlooking the rear garden and having a uPVC double glazed window and a central heating radiator. A range of fitted furniture sits to one wall and incorporates wardrobes, cupboards and dressing table.

### Bathroom

Furnished with a bath and a wash basin. There is some wall tiling, a central heating radiator and a uPVC double glazed window.



## WC

With a WC and a uPVC double glazed window.

## OUTSIDE

To the front of the property is a garden area, along with a gated side driveway providing off road parking and in turn leading to a single garage. To the rear is an enclosed 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:

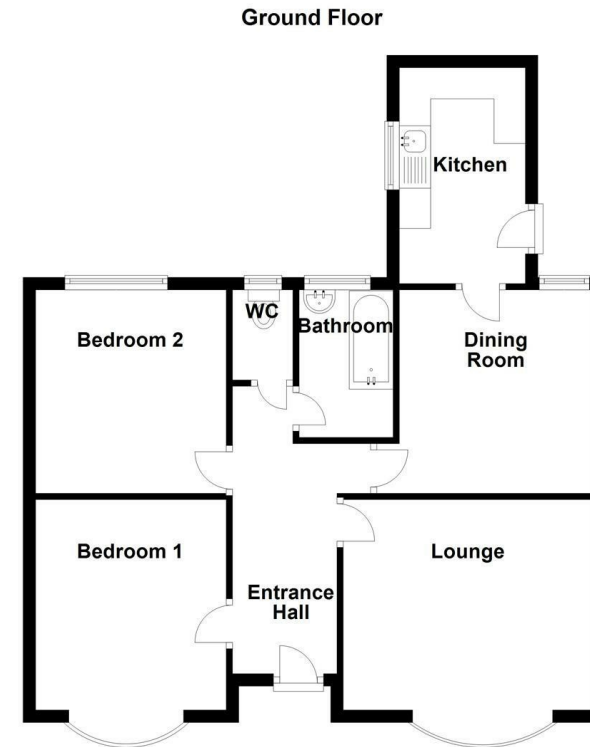
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## MORTGAGES:

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.

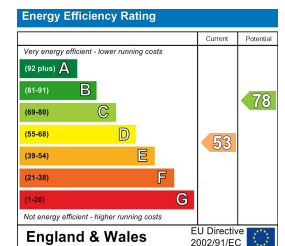


### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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