



34 Capas Heights Way, Heckmondwike, WF16 0DW  
Offers In The Region Of £159,950

bramleys



Situated on a popular and modern development is this well presented semi detached house. Offering two bedroomed accommodation, the property has modern decor and fixtures and fittings throughout and features front and rear gardens, along with an allocated parking space. Enjoying far reaching views to the front and located in an enviable cul de sac position, an early viewing is strongly encouraged. Located within easy reach of local amenities, well regarded schooling and major road and rail links.









## GROUND FLOOR

### Entrance Vestibule

Accessed via a front uPVC double glazed door and having a side uPVC double glazed window. Stairs lead to the first floor accommodation.

### Lounge

14'7" x 10'7" (4.45m x 3.23m)

Situated to the front, this well presented Lounge has a uPVC double glazed window, a central heating radiator and a useful understairs store cupboard. To one wall is a feature fireplace with hearth and inset fire, double doors lead into the dining kitchen.

### Dining Kitchen

13'6" x 7'8" (4.11m x 2.34m)

This modern dining kitchen is fitted with a range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. Integrated within the units

is a five ring hob with extractor over and in built under oven. A uPVC double glazed window overlooks the rear and there is a central heating radiator and uPVC double glazed French doors lead out to the rear garden.

## FIRST FLOOR

### Landing

With a uPVC double glazed side window and access to the loft area.

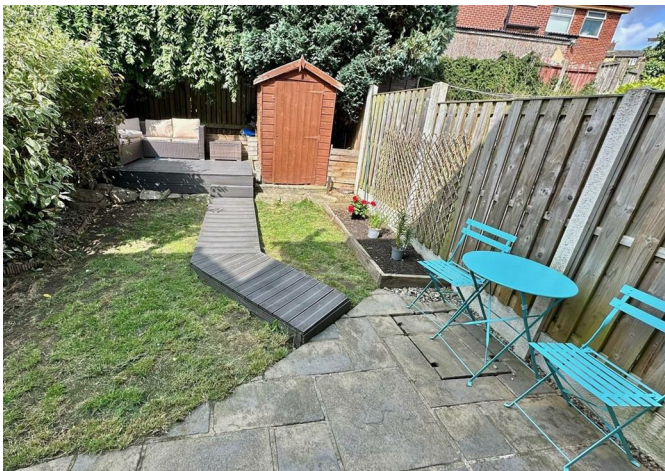
### Bedroom 1

11'1" x 10'6" (3.38m x 3.20m )

A good sized bedroom enjoying far reaching views to the front via a uPVC double glazed window. Wardrobes with double doors are fitted to one wall, along with a further built in cupboard and a central heating radiator.







### Bedroom 2

11'4" x 6'7" (3.45m x 2.01m)

Overlooking the rear garden and having a uPVC double glazed window and a central heating radiator.

### Bathroom

Furnished with a 3 piece suite comprising of shaped bath with shower over and shower screen, a wash basin and a WC. There is tiling to the walls, a central heating radiator and a uPVC double glazed window.

### OUTSIDE

Situated in an elevated position the has an allocated parking space to the front along with steps to a forecourt garden. A further parking space for this property can be found opposite. To the rear is a pleasant enclosed garden with lawn, paved patio area and decked pathway to a raised decked seating area.

### 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.



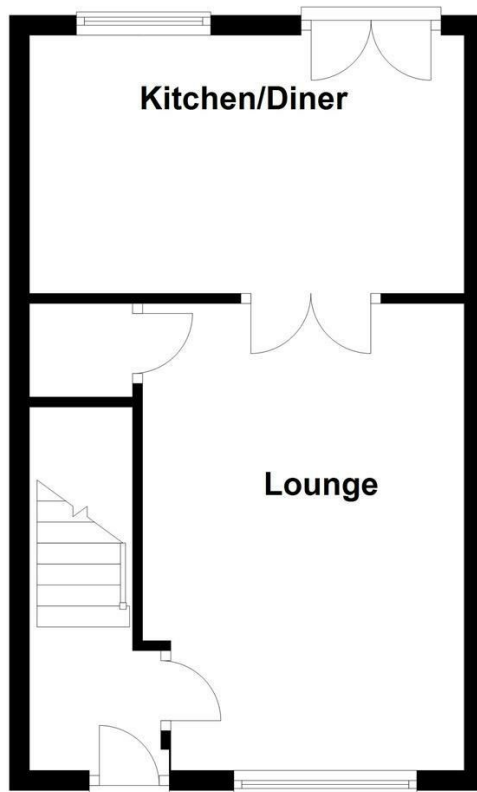




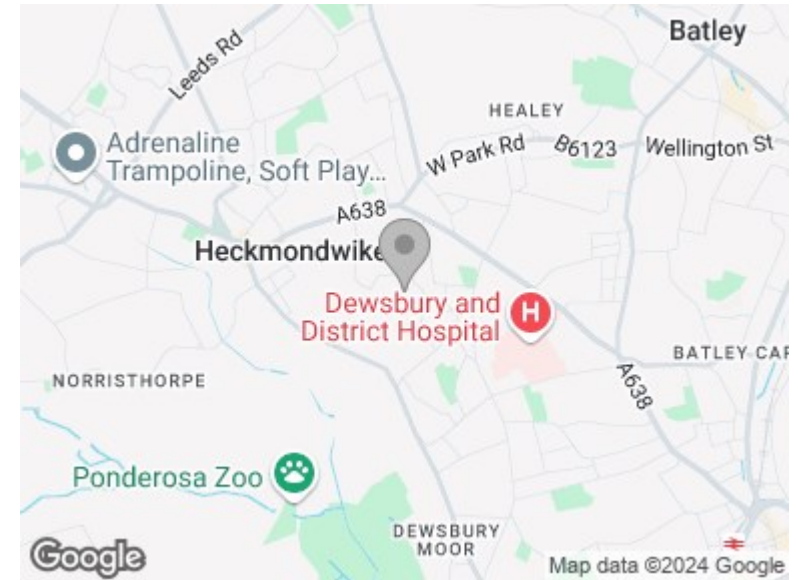
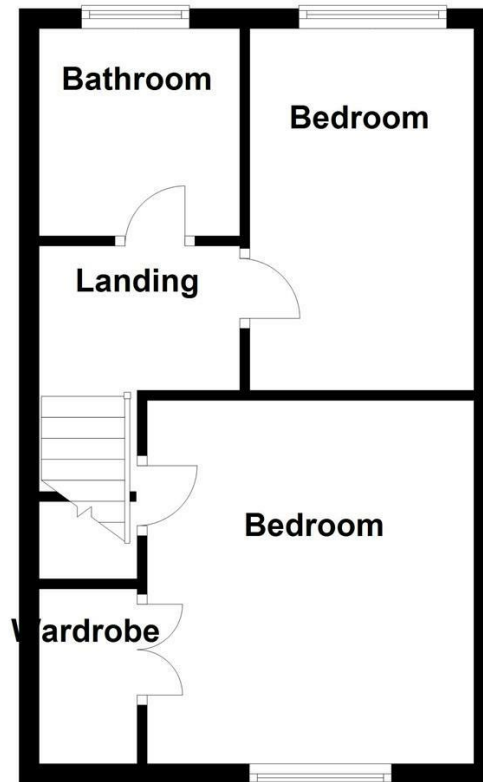




### Ground Floor



### 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

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