A three-story house with a light-colored stone facade. The ground floor features a white garage door on the left and a set of stone steps leading up to the entrance on the right, which is enclosed by a decorative metal railing. The upper floors have several multi-paned windows. A small plaque on the wall reads 'TWENTY TWO'. The house is set on a grassy slope under a clear blue sky.

22 Lowcliff Walk, Heckmondwike, WF16 0PT
£180,000

bramleys

****UNEXPECTED BACK ON THE MARKET****

Bramleys are delighted to welcome to the market this 3 bedroom, semi-detached property which can be found in this popular residential locality. Positioned on an elevated plot with panoramic views to the front, the property boasts features such as uPVC double glazing, gas fired central heating and has a layout that comprises:- entrance vestibule, lounge, dining kitchen, 3 first floor bedrooms and shower room. Externally there is an integral garage, driveway and garden to the front of the property and further tiered garden to the rear of the property. Situated to close to Heckmondwike town centre and all the amenities afforded there, including the public transport network, well regarded schooling and an internal viewing is highly recommended.





GROUND FLOOR:

Enter the property via a uPVC double glazed exterior door.

Entrance Vestibule

With a central heating radiator and a uPVC double glazed window to the front elevation. A staircase rises to the first floor.

Lounge

13'2" x 12'5" (4.01m x 3.78m)

This welcoming reception room has a uPVC double glazed bay window to the front elevation with far reaching views. There is also a central heating radiator and the lounge is open into the dining kitchen.

Dining Kitchen

15'7" x 9'8" (4.75m x 2.95m)

Fitted with a range of wall and base units with laminated working surfaces and tiled splashbacks. There is an inset composite sink unit with mixer taps and side drainer, a Range cooker with extractor fan over, integrated fridge freezer, integrated washing machine and a wine cooler. The kitchen is also fitted with laminate flooring, a central heating radiator, uPVC double glazed window overlooking the rear garden and uPVC double glazed French doors.

FIRST FLOOR:

Landing

Having a loft access point, uPVC double glazed window to the side elevation and doors accessing the first floor accommodation.

Master Bedroom

12'2" x 9'1" (3.71m x 2.77m)

Situated to the rear of the property, having a uPVC double glazed window and central heating radiator.

Bedroom 2

10'9" x 8'1" (3.28m x 2.46m)

Having far reaching views to the front elevation through the uPVC double glazed window. This room also has a central heating radiator and is presently used as a dressing room.

Bedroom 3

7'2" x 5'9" (2.18m x 1.75m)

Currently used as a walk-in wardrobe. This room is single bedroom proportions and is fitted with a uPVC double glazed window and central heating radiator.

Shower Room

Being fully tiled to the walls and floor, this 3 piece suite comprises a low flush wc, vanity wash basin and walk-in shower cubicle. Having a chrome ladder style radiator, extractor fan and uPVC double glazed window.

OUTSIDE:

To the front of the property there is a concrete driveway leading to the integral garage. A set of steps lead up to the first floor. The front garden is predominately laid to lawn and is fenced. To the rear of the property, there is a decked seating area and stairs rising to the lawned area which has mature plants and trees.

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.

DIRECTIONS:

Leave Bramleys office via Huddersfield Road in the direction of Dewsbury taking a left onto Knowl Road which continues on into Water Royd Lane and Old Bank Road. At the T-Junction with the COOP take the left into Sunny Bank Road

to the fountain traffic lights. At the fountain traffic lights take turn right into Huddersfield Road and at the next set of traffic lights turn right into Norristhorpe Lane, continue to its conclusion, taking a right onto Heckmondwike Road. Continue along and upon passing Huws Gray Builders Merchants take the next left into Lowcliff Walk where this property can be found and clearly identified by the Bramleys for sale sign.

TENURE:

Freehold

COUNCIL TAX 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.



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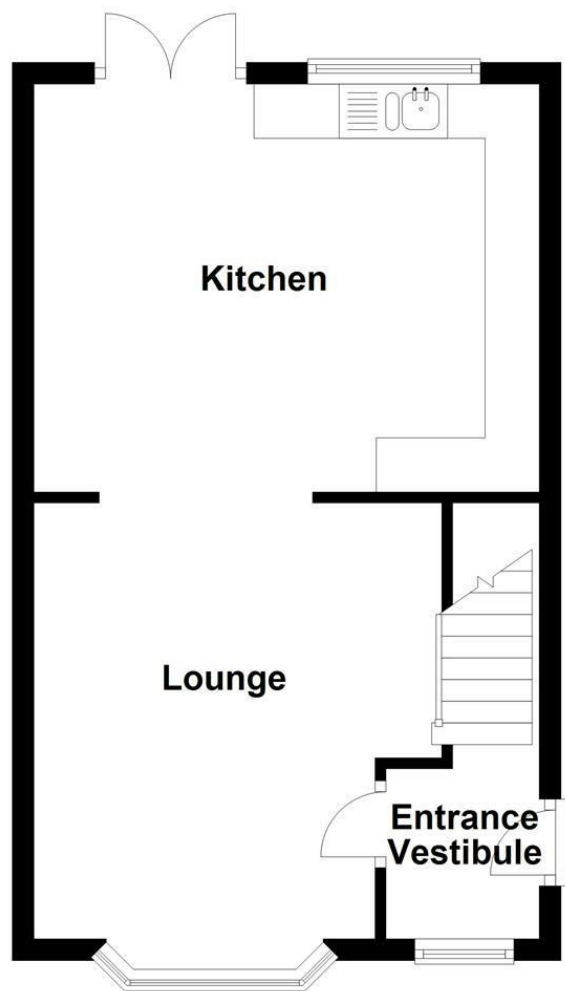
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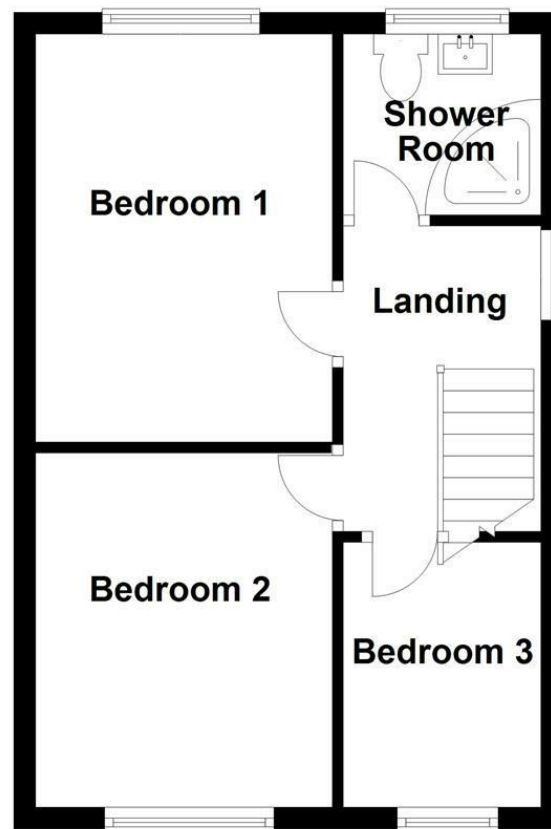
Book a market appraisal

01924 495334 mirfield@bramleys.com

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(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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