



85 Hollinbank Lane, Heckmondwike, WF16 9NW

Offers Around £109,950

bramleys

Offered for sale with no upper chain, is this well presented, traditional front terraced property. Featuring uPVC double glazing and gas fired central heating, the property could be occupied with the minimum of expense and offers pleasant 2 bedroom accommodation. Located in this popular residential area with good access to amenities and local schools nearby. An early internal viewing is strongly encouraged to appreciate the accommodation on offer.



GROUND FLOOR:

Enter the property through a uPVC double glazed external door.

Entrance Hall

With a staircase rising to the first floor.

Living Kitchen

16'6" x 13'5" (5.03m x 4.09m)

This open plan living kitchen is fitted with a modern kitchen area comprising of wall and base units, work surfaces, tiled splashbacks and stainless steel sink with mixer tap and side drainer. Integrated within the kitchen is a 4 ring hob with electric oven and canopy style extractor hood over. A useful breakfast bar area provides an eating space and has a useful storage cupboard beneath. The living area has a central heating radiator and a door which gives access to the lower ground floor cellar.

LOWER GROUND FLOOR:

The cellar provides useful additional storage space.

FIRST FLOOR:

Landing

Bedroom 1

11'9" x 10'4" (3.58m x 3.15m)

Having a uPVC double glazed window and central heating radiator.

Bedroom 2

8'5" max x 6'10" (2.57m max x 2.08m)

Incorporating the bulk-head. This room has

a central heating radiator and uPVC double glazed window.

Shower Room

Furnished with a modern walk-in shower cubicle, along with a low flush WC and wash hand basin. There is a central heating radiator and tiling to the wall areas.

OUTSIDE:

The property is street lined to the front.

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 Heckmondwike Westgate passing through the town centre. Proceed straight ahead into High Street passing Heckmondwike Grammar school on right hand side and Independent Chapel on the left. At the traffic lights with Batley Road take a left hand turning into Batley Road where Hollinbank Lane can be found as a turning on the left hand side. Proceed straight ahead, passing the turning for Trueman Avenue on the left hand side and the property can then be found on the left hand side of the road clearly identified by the Bramleys For Sale board.

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.

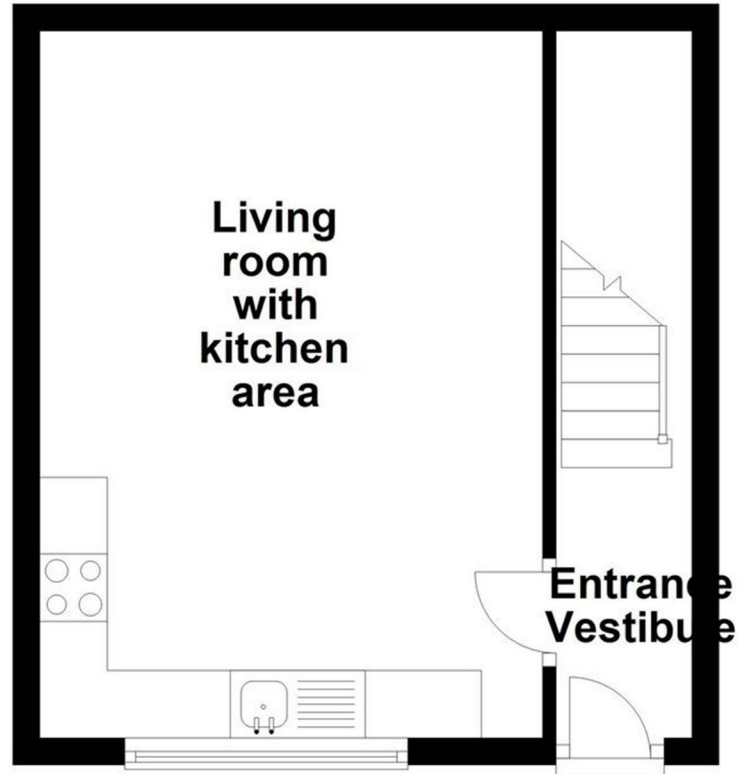
ONLINE CONVEYANCING SERVICES:

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.

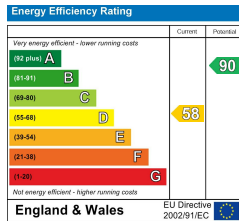
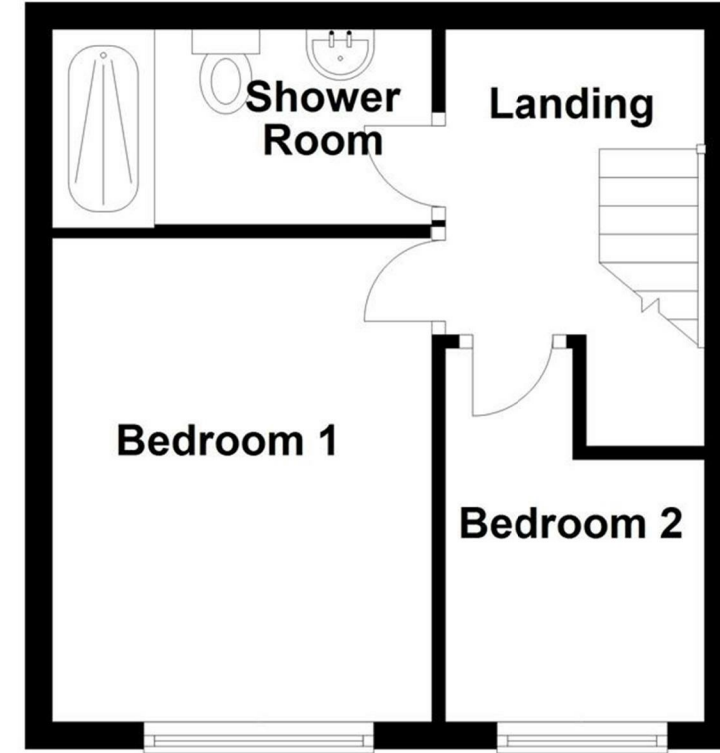
VIEWINGS:

Please call our office to book a viewing on 01924 495334.

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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