



1. Lincoln Avenue, Heckmondwike, WF16 9PL
£155,000

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Located on a good sized corner plot is this spacious and traditional semi detached house. Offering ideal family sized accommodation, the property is situated in a popular residential area with local amenities nearby. Benefiting from gardens to three sides and driveway parking, this 3 bedrooomed property really should be viewed to appreciate the potential on offer.



GROUND FLOOR

Entrance Hall

Accessed via a front uPVC door and having a central heating radiator and stairs to the first floor.

Lounge

14'2" x 13'1" (4.32m x 3.99m)

Located to the front and having a central heating radiator, a uPVC double glazed window and a fireplace to one wall with inset fire.

Dining Kitchen

17'3" x 9'4" (5.26m x 2.84m)

Fitted with a range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. A uPVC double glazed window overlooks the rear and there is a central heating radiator. A door leads to outer stores.

FIRST FLOOR

Landing

Leading to bedrooms and bathroom.

Bedroom 1

13'2" x 11'4" (4.01m x 3.45m)

A good sized double bedroom, located to the front and having a uPVC double glazed window and a central heating radiator.

Bedroom 2

13'5" x 9'6" (4.09m x 2.90m)

Another double bedrooms with a uPVC double glazed window overlooking the rear and a central heating radiator.

Bedroom 3

10'10" x 8'9" (3.30m x 2.67m)

A good sized third bedroom with a central heating radiator and a uPVC window to the front.



Bathroom

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

OUTSIDE

Situated on a good sized corner plot, the property has a lawned front garden with pathway and a drive and garden to the side. To the rear is a further garden 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:

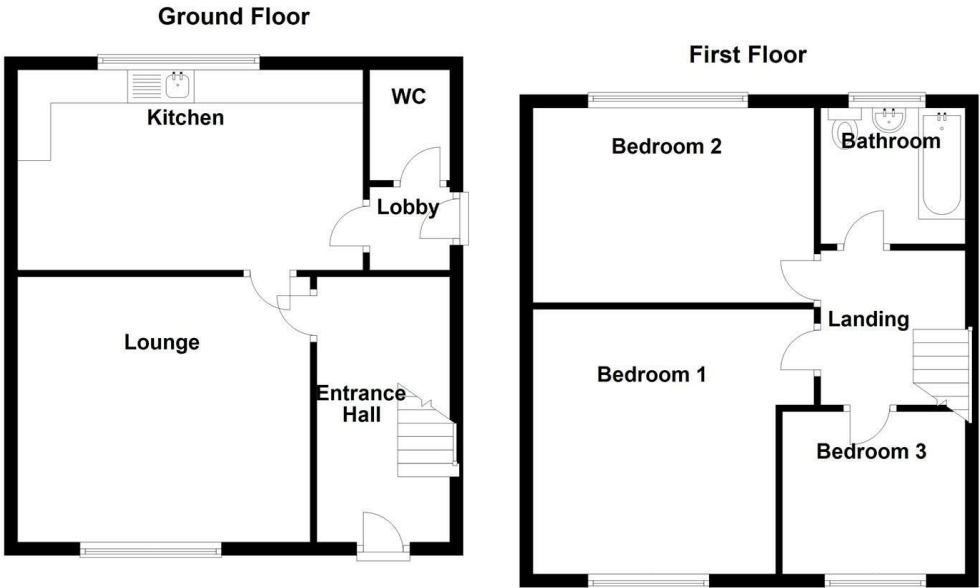
Band A

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.



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

