



1 Fernlea Close, Heckmondwike, WF16 0EF

£250,000

bramleys



Offered for sale with no vendor chain, is this well presented and deceptively spacious detached true bungalow. Situated on a small, select development of similar properties, the property offers versatile living accommodation and features include uPVC double glazing, gas fired central heating and 2 bedrooms. Extended from its original form, the property also has a good sized additional room which could be used as a bedroom, or further living accommodation. Externally, the property is situated on a good sized plot, with two driveways providing ample off road parking facilities and an attached single garage, along with a pleasant private rear garden with a solidly constructed two storey, outer store.

Being handily placed for local amenities and well regarded schooling, along with major road and rail links nearby.

An early internal viewing is strongly encouraged to appreciate this pleasant and well presented property.

Energy Rating: TBA





## GROUND FLOOR:

Enter the property via a side, uPVC double glazed door.

### Entrance Hall

With a door giving access to the kitchen.

### Kitchen

13'1" x 6'5" (3.99m x 1.96m)

The kitchen is fitted with a range of wall and base units, with working surfaces, tiled splashbacks and stainless steel sink unit with mixer tap and drainer. There is an integrated 4 ring hob, extractor hood over, built-in oven, plumbing for a washing machine, 2 uPVC double glazed windows and a central heating radiator.

### Lounge

14'11" x 10'4" (4.55m x 3.15m)

A good sized lounge which enjoys views to the front through a

uPVC double glazed window. There is also a central heating radiator, feature fireplace with back and hearth which incorporates the inset fire.

### Dining Area

8'9" x 8'7" (2.67m x 2.62m)

Being open plan from the lounge and having a central heating radiator and double doors which give access into:-

### Sitting Room/Bedroom

20'0" x 8'3" (6.10m x 2.51m)

This versatile room sits within the extension to the rear. Enjoying views over the rear garden, it has uPVC double glazed French doors which lead into the garden, a further uPVC double glazed window to the side, central heating radiator and useful built-in storage.

### Bedroom 1

12'9" x 9'1" (3.89m x 2.77m)

A good sized master bedroom which enjoys views to the rear via a uPVC double glazed window. There is also a central heating radiator and a range of built-in furniture which include wardrobes, bedside drawers and overhead storage cupboards.

### Bedroom 2

10'7" x 8'5" (3.23m x 2.57m)

Another good sized double bedroom which is fitted with a central heating radiator and a uPVC double glazed window which overlooks the rear.

### Shower Room

A modern shower room which is furnished with a n independent walk-in shower cubicle, vanity wash basin and





low flush WC. There is tiling to the wall areas, along with a central heating radiator and a uPVC double glazed window.

### OUTSIDE:

To the front of the property there is a block paved driveway which provides off road parking facilities, central lawned garden with outer walling. One of the driveways leads to the attached single garage with up and over door, power and light. A gated side driveway provides access to the rear, where there is pleasant tiered garden which is well proportioned and comprises of a lawned area, flowerbed borders, patio seating area and steps which give access to a versatile, solidly constructed two storey outer store with its own power, light and water supply.

### 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 via Westgate passing Bramleys office on the right and proceeding into the town centre. At the major traffic lights proceed straight ahead into High Street, continuing passed Heckmondwike Grammar School on the right. Take the next right hand turn into Cawley Lane, where Fernlea Close can be found as a turning on the left and the property will be found on the left hand side

clearly identified by the Bramleys for sale board.

### TENURE:

Freehold

### COUNCIL TAX BAND:

Band C

### 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:

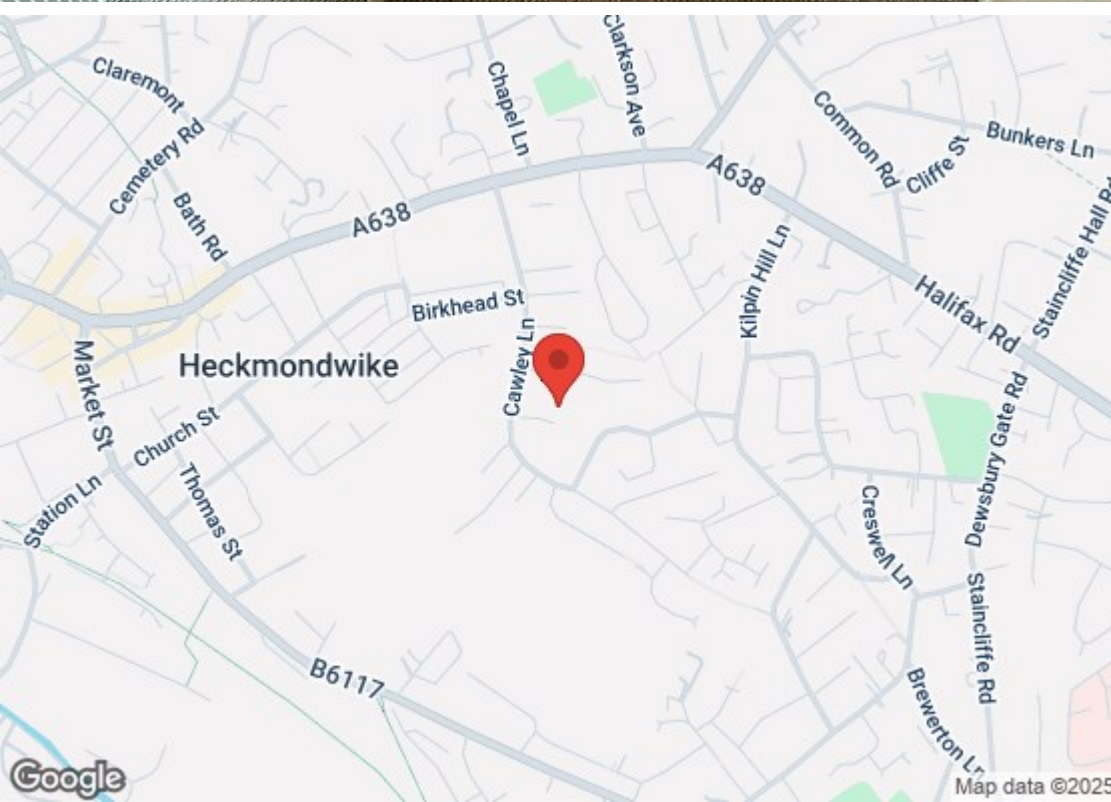
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

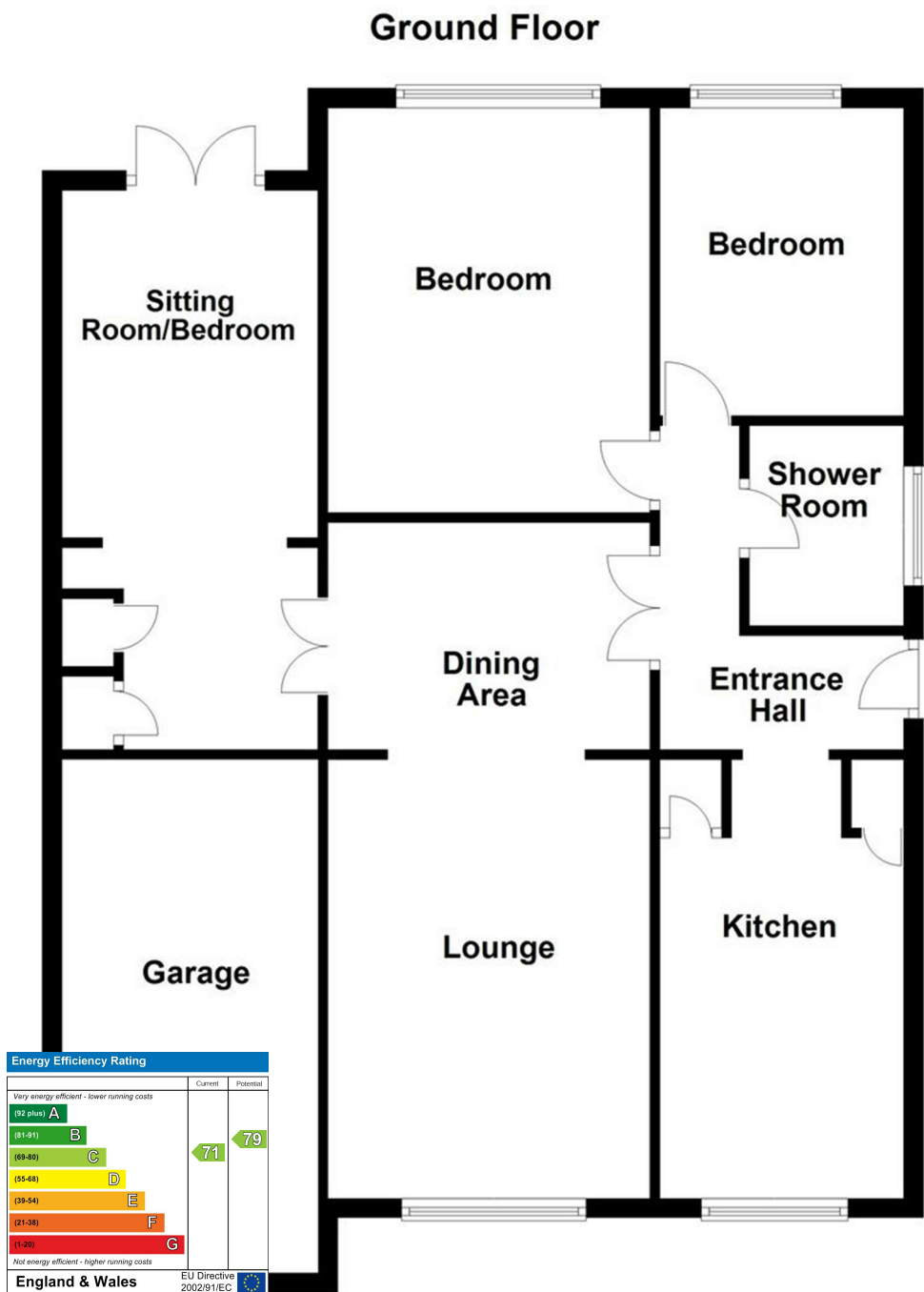
Please call our office to book a viewing 01924 495334.











#### 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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