



31 Little Green Lane, Heckmondwike, WF16 9HF
Offers In The Region Of £375,000

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This beautifully presented detached house is located on an ever popular modern development and makes an ideal family home. The much improved accommodation has been remodelled and upgraded over recent years and now boasts recently installed windows and doors, an extended lounge and a show stopping kitchen/dining/family room with bifold doors directly out to a veranda covered seating space and large rear garden. The four bedroomed accommodation also has two bathrooms along with a conversion of the former garage into utility space, and a groundfloor WC. Externally there is ample off road parking by way of a double driveway and an electric roller door into the remaining garage storage space. An early viewing is an absolute must to appreciate this fantastic home.



GROUND FLOOR

Entrance Hall

Accessed via the front door, there is a contemporary vertical radiator and stairs leading to the first floor. The Entrance hall opens up into the utility area.

Utility Area

This former garage space is now a useful area with built in utility and storage cupboards, along with a tiled flooring and a door to the WC.

Ground floor WC

Furnished with a WC and a wash basin.

Family Kitchen with dining Area

22'2" x 16'6" (6.76m x 5.03m)

This impressive family space has been recently remodelled and refurbished and has now created the real hub of the house. The spacious contemporary kitchen area is fitted with

a comprehensive range of wall and base units with complimentary work surfaces, splashbacks and inset double sink with mixer tap and drainer. Integrated within the kitchen is a ceramic hob with extractor over and built in double oven with grill. The dining area has further built in cupboards, along with media wall space and double doors lead into the Lounge. The floor has modern tiling, there are ceiling spotlights and a vertical central heating radiator to complete this fantastic room, along with bifold doors leading directly out on to a veranda covered seating area.

Lounge

23'5" x 10'4" (7.14m x 3.15m)

This spacious Lounge has been extended to the front, and has created a perfect family room with space for all. A window overlooks the front and there is a central heating radiator and spot lights to the ceiling. To one wall is a feature media wall with modern, inset coal glow fire.

FIRST FLOOR

Landing

With access to bedrooms and bathroom.

Bedroom 1

13'7" x 10'4" (4.14m x 3.15m)

Overlooking the front, the master bedroom has two windows and a central heating radiator. An archway leads to a dressing area with wardrobe space and a door leads into the En-suite shower room.

En suite Shower Room

Furnished with a walk in shower cubicle, a wash basin and a WC. There is part tiling to the walls, a central heating radiator and a side window.

Bedroom 2

12'3" x 10'1" (3.73m x 3.07m)

Another double bedroom, overlooking the rear garden and having a central heating radiator and a window.



Bedroom 3

13'4" x 8'2" (4.06m x 2.49m)

A good sized bedroom with a built in cupboard, a window to the front and a central heating radiator.

Bedroom 4

9'6" x 8'7" (2.90m x 2.62m)

Overlooking the rear and having a central heating radiator.

Bathroom

Fitted with a 3 piece suite comprising of panelled bath, wash basin and WC. There is half tiling to the walls, a central heating radiator and a side window.

OUTSIDE

To the front of the property is a spacious driveway, providing ample off road parking space and in turn leading to an integral store with electric roller door. To the rear is a spacious enclosed garden with a fantastic patio seating area leading out from the kitchen and having a contemporary open and close option veranda covering. Beyond this is a lawned garden area with pond and decked relaxation space.

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 left and taking a right turn at the traffic lights into Greenside. Proceed

passed McDonalds on the right and into Jeremy Lane, passing the florist on the left and continue into Nunroyd. After Redfearn Avenue on the right turn left into Green Lane where Little Green Lane can be found on the right and the property will be found on the left hand side.

TENURE & SERVICE CHARGE:

Freehold

Please note, there is an estate service charge of £21.42 per month for communal grass cutting and maintenance of the play park.

COUNCIL TAX BAND:

D

MORTGAGES:

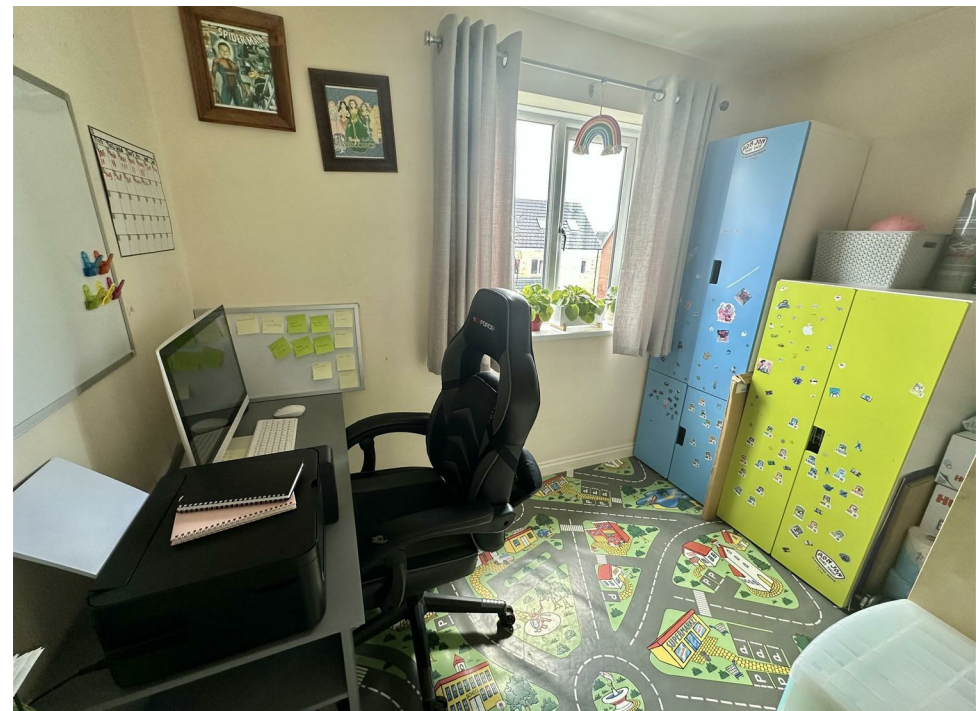
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

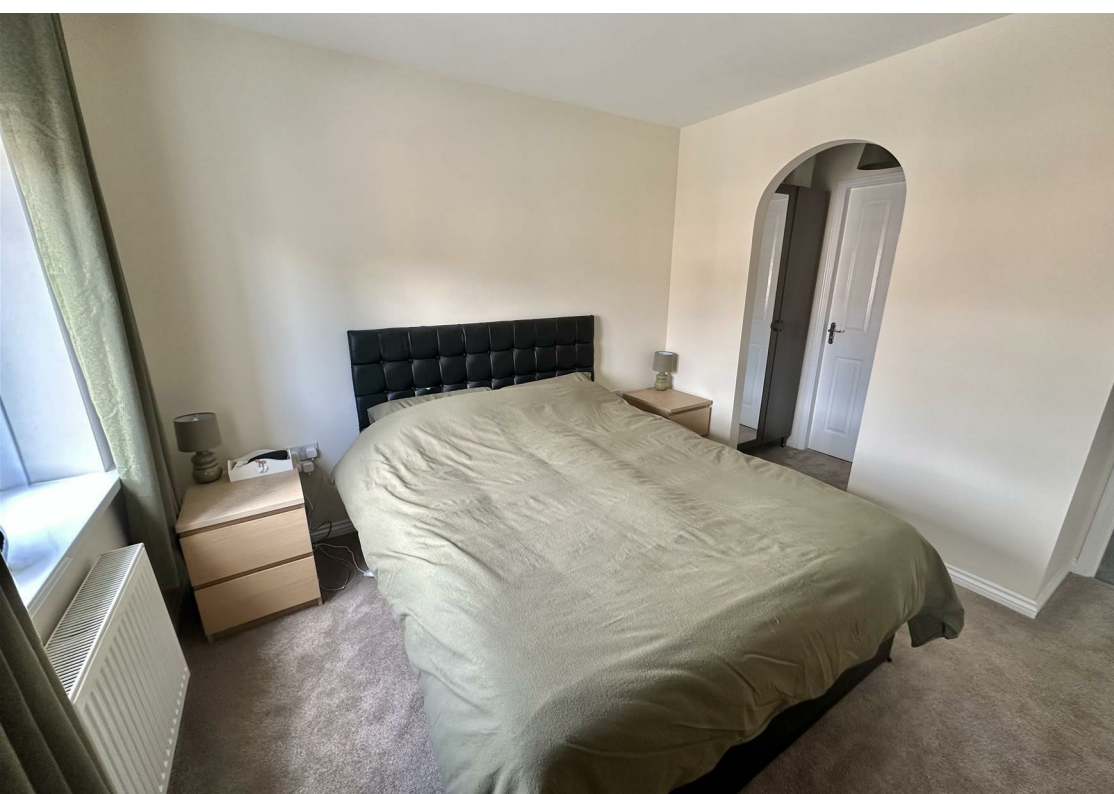
ONLINE CONVEYANCING SERVICES:

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.

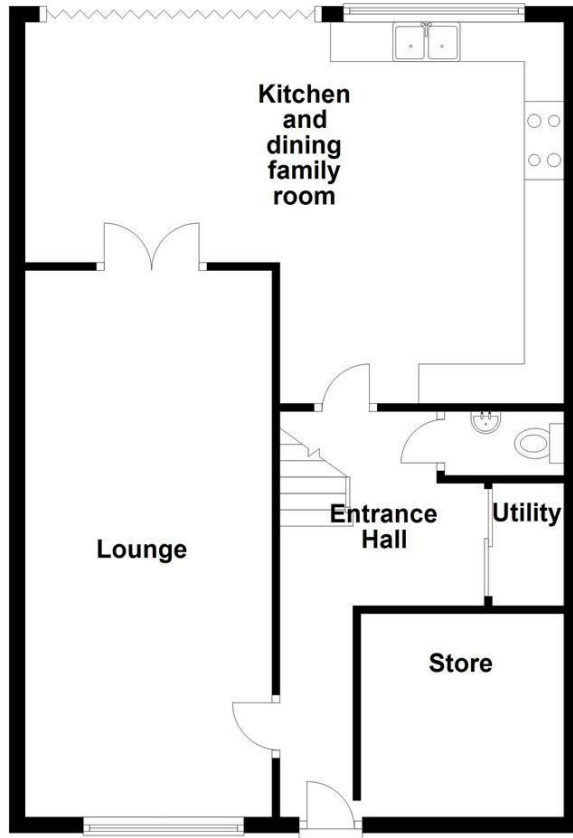
VIEWINGS:

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

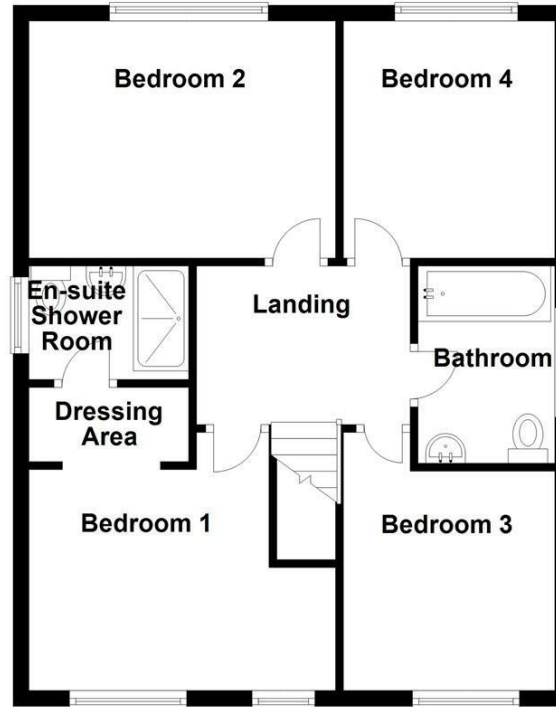




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	80
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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