



39 Hollinbank Lane, Heckmondwike, WF16 9NQ  
£230,000

**bramleys**



Situated in an ever popular location and located on a most generous plot is this two double - bedoomed, detached house. Priced to reflect updating works required, the property requires a full programme of renovation works and must be viewed to appreciate the potential on offer. The larger than average plot has a lengthy side driveway and an extensive rear garden which has potential to be developed independently or with an extension to the original dwelling, subject to necessary consents. Available with no onward chain and conveniently located close to local amenities, well-regarded schooling and major road and rail links.



## GROUND FLOOR

### Entrance Porch

With a uPVC door into the Entrance Hall.

### Entrance Hall

Having understairs storage area and stairs to the first floor accommodation.

### Sitting Room

11'7" x 10'7" (3.53m x 3.23m)

Located to the front and having a walk in bay window and double doors into the Living room.

### Living Room

13'6" x 11'5" (4.11m x 3.48m)

Enjoying views over the garden and Pennine hills via a window to the rear.

### Kitchen

10'2" max x 7'8" (3.10m max x 2.34m )

Fitted with some wall and base units and having an inset sink unit with drainer. Windows overlook the side and rear and a door leads into a small rear lobby with exterior door and steps down to the garden.

## FIRST FLOOR

### Landing

Side window and access via a retractable step ladder to spacious loft space.

### Front Bedroom

16'7" x 8'6" (5.05m x 2.59m)

A double bedroom with two windows to the front.

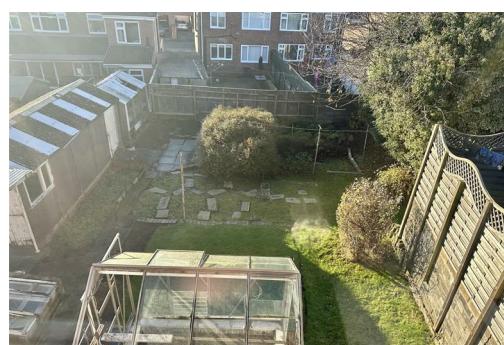
### Rear Bedroom

13'8" x 10'2" (4.17m x 3.10m)

Another spacious double bedroom located to the rear and having views over the garden.

### Bathroom

Furnished with a bath and a wash basin and having some wall tiling and a side window.



## WC

Furnished with a WC and extractor fan.

## BASEMENT

Accessed from the rear garden, providing workshop and extensive storage space.

## OUTSIDE

To the front of the property is a lawned and planted garden with outer hedging, gateway and path to the front door. A lengthy side driveway provides ample off road parking and leads down to a garage/store (which requires work). The good sized rear garden has various sections including lawns, paved areas and planted spaces.

## 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:

C

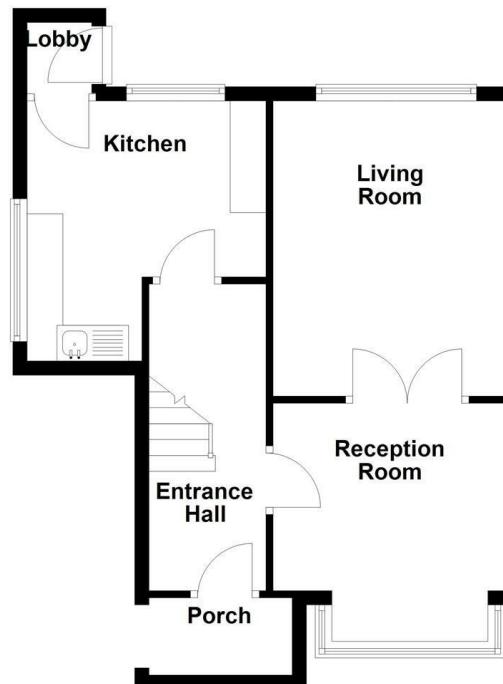
## MORTGAGES:

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.**

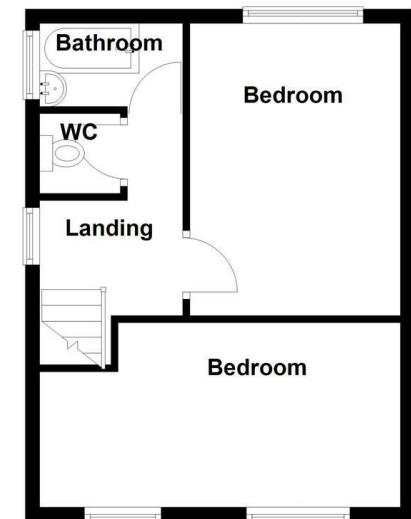
## ONLINE CONVEYANCING SERVICES:

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.

## 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

