



Apartment 17 Independent Chapel, High Street, Heckmondwike, WF16

£69,950

bramleys



Offered for sale with no vendor chain is this well presented and easy to maintain apartment which is located on the second floor of this imposing former chapel conversion. Set within pleasant communal garden areas and having barrier controlled private parking, the once bedroomed duplex apartment could be occupied with the minimum of expense. Featuring modern kitchen and bathroom fittings, an early viewing is strongly recommended.



GROUND FLOOR

Communal Entrance

The property can be accessed via the main front door or internal side door where lifts and stairway access will take you to the second floor where the property can be found. All entry points are accessed through keypad or fob security systems.

Entrance Vestibule

A good sized reception space with timber flooring and feature glass wall inserts and electric panel heater. A spiral staircase leads to the bedroom and bathroom.

Living Room with Kitchen Area

21'9" x 12'5" (6.63m x 3.78m)

This good sized living space has a feature window, electric panel heater and complimentary timber flooring. The modern kitchen area is fitted with a good range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. Integrated within the kitchen is a four ring hob with extractor hood over, built in under oven and there is plumbing for an automatic washing machine.

Bedroom

16'3" x 12'6" (4.95m x 3.81m)

This open plan mezzanine bedroom space has feature glass balustrading, spotlights to the ceiling and an electric wall heater.

Bathroom

A modern bathroom which has been re-fitted with a 3 piece suite comprising of bath with shower over and shower screen, a WC and a washbasin set within a vanity unit. There is complimentary wall tiling.

OUTSIDE

The property is set within pleasant communal garden areas and has a private parking space with barrier control entry. There is additional visitor parking spaces.



DIRECTIONS:

Leave Heckmondwike via Westgate passing Bramleys office on the right hand side and continuing to the traffic lights in the town centre. Proceed straight ahead at the traffic lights into High Street. Continue passed Heckmondwike Grammar school on the right hand side and after a short distance take a left hand turning just prior to Independent Chapel onto Chapel Lane and take the first right into the Chapel's parking area.

TENURE:

Leasehold

Service Charges are £122.04 per month- Covers buildings ins, water rates, and maintenance internal and external.

Ground Rent is £250 per annum

COUNCIL TAX BAND:

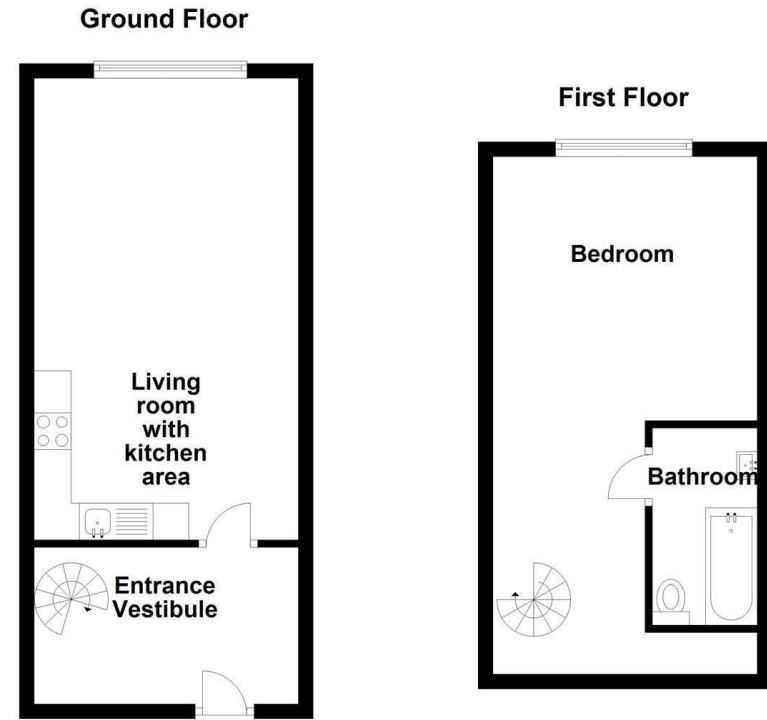
Band A

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.

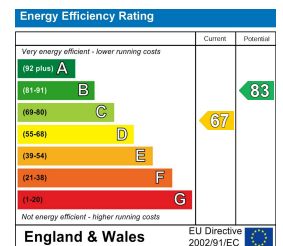


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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