



58. Berwick Avenue, Heckmondwike, WF16 9AF

£236,000

**bramleys**

Situated on an ever popular residential cul de sac is this extremely well presented semi detached house. Featuring uPVC double glazing and gas central heating, the property has been much improved over recent years and really must be viewed to be appreciated. Boasting a modern kitchen with integrated appliances, two reception rooms, a conservatory extension, 3 first floor bedrooms and a contemporary bathroom, this property will make an ideal family home. Externally there are good sized gardens, driveway parking and an attached garage with electric door. Located within easy reach of local amenities, schooling and major road and rail links





## GROUND FLOOR

### Entrance Porch

A modern uPVC porch with a further door into the Entrance hall.

### Entrance Hall

Having a central heating radiator and stairs leading to the first floor.

### Lounge

15'3" x 12'4" (4.57m'0.91m" x 3.66m'1.22m")

A well presented and good sized Lounge, overlooking the front via a walk in uPVC double glazed bay window and having a central heating radiator. A feature log burner sits on a stone hearth with a timber mantle over.

### Kitchen

8'8" x 8'4" (2.44m'2.44m" x 2.44m'1.22m")

This modern and well equipped kitchen is fitted with a good range of wall and base units, work surfaces and inset sink unit with mixer tap and drainer. Integrated within the kitchen is an induction hob with extractor hood over, a double oven and microwave and a fridge freezer. A uPVC double glazed window looks over the rear and there is a built in storage cupboard.

### Utility Porch

Located just off the kitchen, this useful space has a wall mounted boiler and is plumbed for a washing machine. A split opening uPVC double glazed door lead out to the side.

### Dining Room

12'4" x 10'2" (3.66m'1.22m" x 3.05m'0.61m")

A spacious room with cupboards to one wall and a central heating radiator. Bifold doors lead into the conservatory.





## Conservatory

12'6" x 9'6" (3.66m'1.83m" x 2.74m'1.83m")

Enjoying view over the rear garden, this pleasant uPVC conservatory has French doors out onto a patio area.

## FIRST FLOOR

### Landing

With access to a good sized loft area.

### Bedroom 1

12'4" x 15'0 (3.66m'1.22m" x 4.57m'0.00m)

Overlooking the front and having a walk in UPVC double glazed window and a central heating radiator. To one wall is a good range of fitted wardrobes.

### Bedroom 2

12'4" x 10'3" (3.66m'1.22m" x 3.05m'0.91m")

Another good sized bedroom with a central heating radiator and a uPVC double glazed window to the rear.

### Bedroom 3

8'6" x 7'4" (2.44m'1.83m" x 2.13m'1.22m")

Having a central heating radiator and a uPVC double glazed window to the front.

### Bathroom

A contemporary bathroom furnished with a 3 piece suite comprising of bath with double headed shower over, a wash basin set in a vanity unit and a WC. There is aqua panelling to the walls, a uPVC double glazed window and a ladder style radiator.

## OUTSIDE

To the front of the property is a predominantly lawned garden, along with a driveway providing off road parking

facilities. The drive in turn leads to an attached garage with electric door, power, lighting a uPVC double glazed rear access door. The good sized rear garden has a patio section with low walling and lawned garden with pathway. The garden also has a versatile bar/shed/mancafe.

## 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:

B

## MORTGAGES:

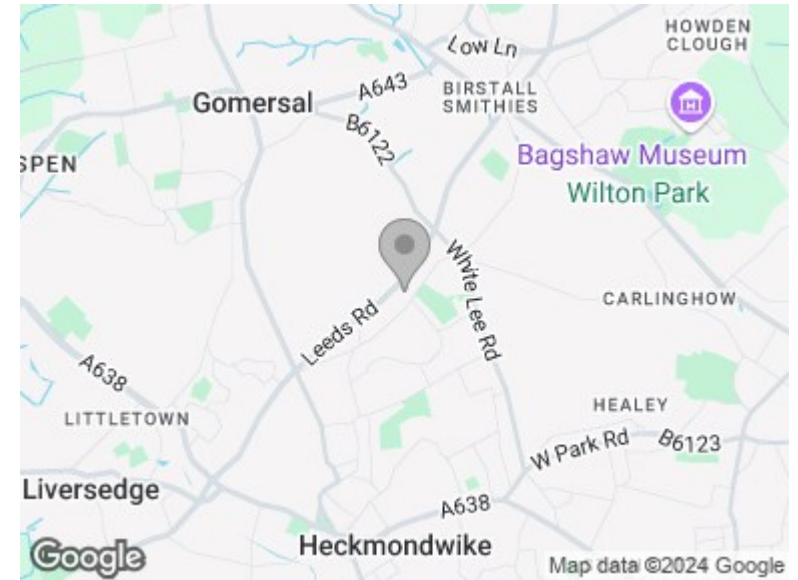
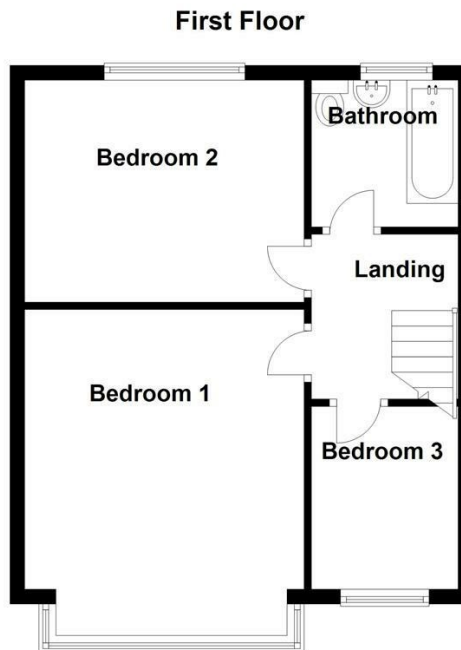
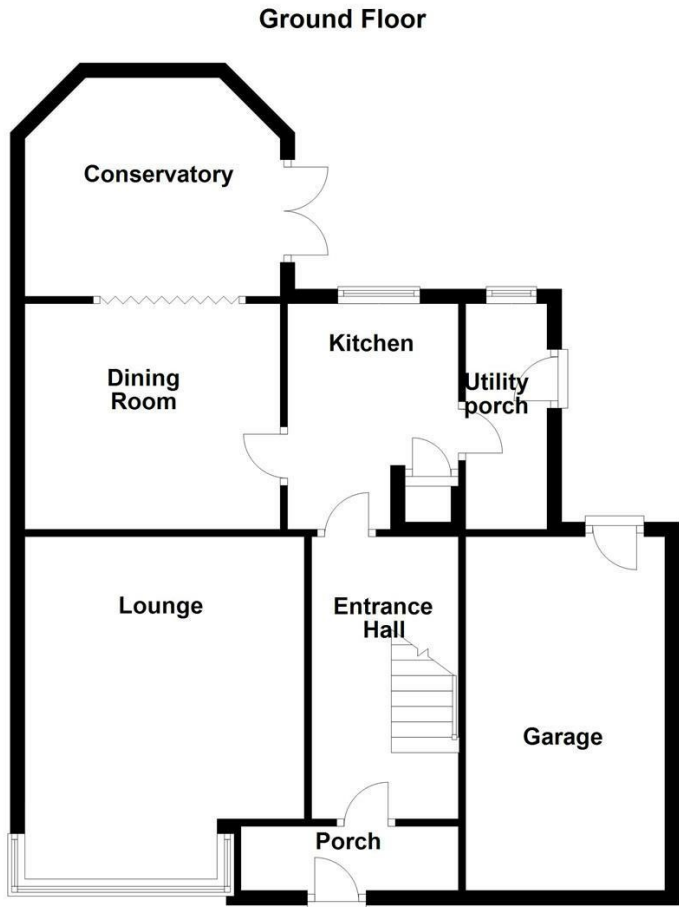
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

## ONLINE CONVEYANCING SERVICES:

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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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>62</b>	<b>76</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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