



12 Alma Lane, Heckmondwike, WF16 9AB  
Offers Over £200,000

**bramleys**



Offered for sale with no onward chain is this versatile and adaptable 2 bedrooomed detached bungalow. Situated on a good sized corner plot with gardens, double driveway and garage, the property offers a wealth of potential to any purchaser. Featuring spacious accommodation and benefitting from uPVC double glazing, this is an ideal development opportunity and has been priced to reflect the updating works required. Located in an ever popular residential area, with local amenities and easy access to major road and rail links, an early viewing is strongly recommended.



## GROUND FLOOR

### Side Entrance Porch

Accessed via a sliding patio door and having a further door into the garage.

### Entrance Hall

Having two useful storage cupboards and access to the living accommodation.

### Lounge

18'2" x 11'9" (5.54m x 3.58m)

A good sized Lounge with uPVC double glazed windows overlooking the rear garden and a fireplace to one wall.

### Kitchen

12'7" x 8'2" (3.84m x 2.49m)

Fitted with a range of wall and base units, work surfaces with tiled splashbacks and inset sink unit with drainer. a uPVC double glazed window overlooks the rear garden.

### Bedroom

13'7" x 11'1" (4.14m x 3.38m)

A good sized double bedroom with a uPVC double glazed window.

### Bedroom 2

13'7" x 9'4" (4.14m x 2.84m)

A further double bedroom overlooking the front via a uPVC double glazed window.

### Bathroom

Furnished with a 3 piece suite comprising of bath, wash basin and WC. There is some tiling to the walls and a uPVC double glazed window.

## OUTSIDE

To the front of the property is a walled garden area which extends to the side on a corner plot. A double width driveway provides off road parking and in turn leads to an attached single garage with electronic door. A paved side area leads around to the back garden which has lawns and planted sections and is screen by outer hedging.



## 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:

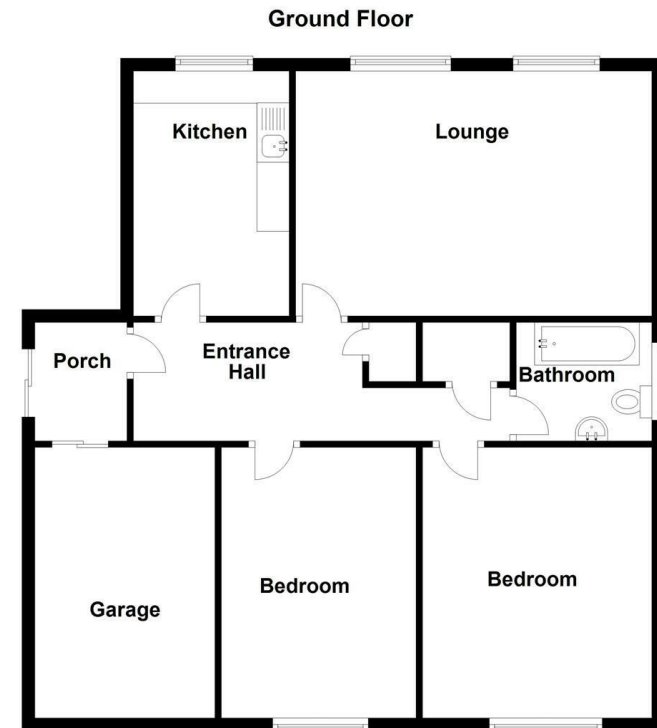
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## MORTGAGES:

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.

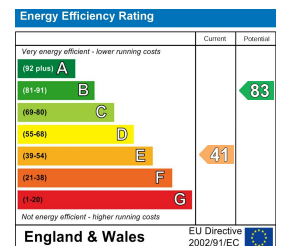


### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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