



**Brunswick Place, Heckmondwike WF16 0LE**

welcome to

## Brunswick Place, Heckmondwike

Guide Price £200,000 - £220,000 NEED THAT EXTRA SPACE ? What a lot of bang for your buck!! Four / Five bedroom mid-terrace townhouse offering flexible accommodation over three floors close to Heckmondwike town centre and has one allocated parking space!!!



## Ground Floor Accommodation

### Entrance Lobby

Composite door to front, gas central heating radiator, laminate flooring, stairs to first floor landing and doors to ground floor accommodation.

### Cloakroom

WC, wash hand basin with mixer tap, splashback tiling, extractor fan, spotlights to ceiling and gas central heating radiator.

### Kitchen Area

13' 2" x 9' 9" ( 4.01m x 2.97m )

Modern fitted kitchen with a range of wall and base units, complementary work surfaces, splashback tiling, stainless steel one and a half sink drainer with mixer tap, gas hob, electric oven, wall mounted cooker hood, plumbing for washing machine, extractor fan, spotlights to ceiling, laminate flooring, gas central heating radiator, double glazed multi-pane window to front and arch to dining/ family area.

### Dining/ Family Area

17' 2" x 12' 8" ( 5.23m x 3.86m )

Double glazed multi-pane window to rear, two gas central heating radiators, laminate flooring and part double glazed composite door to garden.

## First Floor Accommodation

Gas central heating radiator, doors to first floor accommodation and stairs to top floor accommodation.

### Lounge/ Bedroom

17' 3" MAX x 17' 1" MAX ( 5.26m MAX x 5.21m MAX ) (Being L-shaped). Two multi-pane windows to rear and two gas central heating radiators.

### Bedroom

12' 9" x 10' ( 3.89m x 3.05m )

Double glazed multi-pane window to front, gas central heating radiator and door to en-suite shower room.

### En-Suite Shower Room

Double glazed multi-pane window to front, tiled shower cubicle with wall mounted shower, wash hand basin with mixer tap, WC, extractor fan, ladder style radiator, splashback tiling and spotlights to ceiling.

## Top Floor Accommodation

Access to loft space and doors to top floor accommodation.

### Bedroom

14' 8" x 9' 5" ( 4.47m x 2.87m )

Double glazed multi-pane window to front and gas central heating radiator.

### Bedroom

11' 1" x 9' 7" ( 3.38m x 2.92m )

Double glazed multi-pane window to rear and gas central heating radiator.

### Bedroom

11' 6" x 7' ( 3.51m x 2.13m )

Double glazed multi-pane window to rear, gas central heating radiator and cupboard housing the boiler.

### Family Bathroom

Double glazed multi-pane window to rear, panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap, WC, ladder style radiator, spotlights to ceiling and splashback tiling.

### Exterior

The enclosed rear garden has a south westerly facing aspect and has a raised terrace area perfect to relax, dine or entertain on with steps down to the rest of the garden which has been laid to artificial grass with plant and shrub borders, rear access gate and there is also outside power points. The property also comes with one allocated parking space en bloc.



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## Brunswick Place, Heckmondwike

- Guide Price £200,000 - £220,000
- Four / Five Bedroom Mid Terrace Townhouse
- 17ft Lounge/ Family/ Dining Area, 13ft Kitchen Area
- G/F WC, Family Bathroom, En-Suite To Master
- Rear Garden, 1 x Allocated Parking

Tenure: Leasehold EPC Rating: C

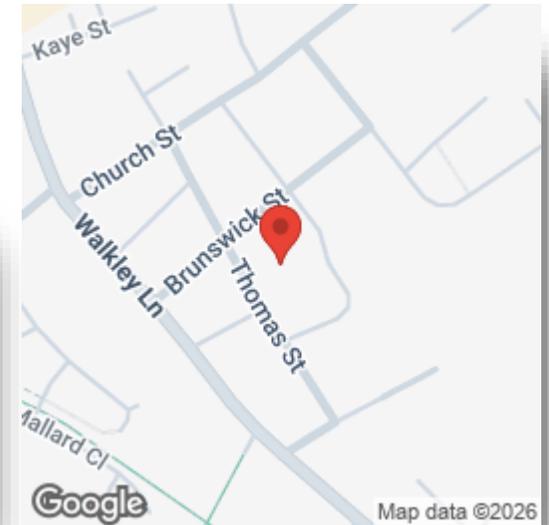
Council Tax Band: D Service Charge: 400.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DWS117524 - 0005

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