



60 Clarkson Avenue, Heckmondwike, WF16 9LX
Offers Over £146,000

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This spacious traditional terraced property is located in an ever popular residential area and would make an ideal first time purchase. Boasting two double bedrooms, a modern bathroom and spacious groundfloor lounge and separate dining kitchen, the property has both uPVC double glazing and a gas central heating system. Externally there is a good sized garden and on street parking opportunities. Located within easy reach of local amenities, well regarded schooling and major road and rail links.



GROUND FLOOR

Lounge

15'2" x 14'9" (4.62m x 4.50m)

A good sized lounge located to the front and having a uPVC window and a central heating radiator.

Inner Lobby

With stairs leading to the first floor accommodation.

Kitchen

14'6" x 12'2" (4.42m x 3.71m)

Fitted with a range of wall and base units with work surfaces, tiled splash backs and inset sink unit with mixer tap and drainer. Integrated within the kitchen is a four ring hob with pull out extractor and built in under oven. There is plumbing for a washing machine, a central heating radiator, a rear uPVC window and an exterior rear door. A door leads to useful cellar space.

FIRST FLOOR

Bedroom 1

15'2" x 14'8" (4.62m x 4.47m)

A good sized bedroom located to the front and having a central heating radiator and two uPVC windows.

Bedroom 2

12'2" x 8'4" (3.71m x 2.54m)

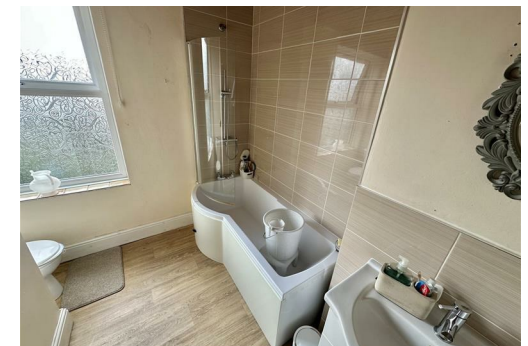
Another double bedroom with a uPVC rear window and a central heating radiator.

Bathroom

Furnished with a shaped bath, a wash basin and a WC. There is some wall tiling, a central heating radiator and a uPVC window.

OUTSIDE

To the front of the property is a small forecourt garden with outer walling. To the rear is a spacious garden with a paved patio area and lawn beyond.



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:

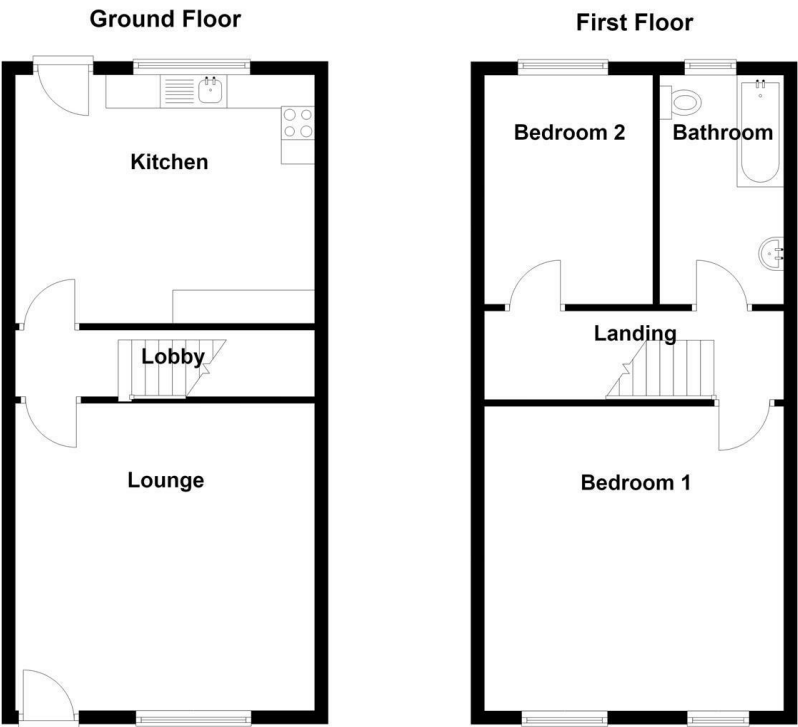
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MORTGAGES:

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.

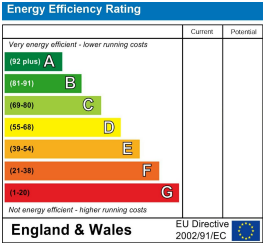


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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