



29 Ings Road, Heckmondwike, WF16 9HZ

£165,000

bramleys



Situated in an ever popular location is this larger than average semi-detached house. Available with no onward chain, the property offers versatile and spacious 3 bedroomed accommodation, which would make an ideal family home. Located on a good sized plot with an enclosed rear garden, the property has been priced to reflect the updating works required and an early viewing is strongly recommended to appreciate the potential on offer. With Heckmondwike town centre within walking distance, well regarded schooling nearby and easy access to major road and rail links, this would make an ideal base for any purchaser.



## GROUND FLOOR

Enter the property via an external door into:-

### Entrance Vestibule

Where there are stairs to the first floor accommodation.

### Hallway

Having a window to the front and a door leading to a storage cellar.

### Lounge

15'8" x 13'4" (4.78m x 4.06m)

Overlooking the front, this good sized lounge has a window to the front and a radiator. To one wall is a stone effect fireplace which extends into the recess and has a mounted gas fire.

### Dining Kitchen

16'3" x 12'2" (4.95m x 3.71m)

A good sized dining kitchen fitted with a range of wall and base units with breakfast bar seating area and an inset sink unit with mixer tap and drainer. Integrated within the kitchen is a 4 ring hob with extractor over, in-built under oven and a fridge freezer. A window overlooks the garden and a door leads out to the rear.

## FIRST FLOOR

### Landing

Leading to bedrooms and bathroom.

### Bedroom 1

16'5" x 11'4" (5.00m x 3.45m)

Located to the front and having a radiator and a window.

### Bedroom 2

15'7" x 11'3" (4.75m x 3.43m)

A spacious double bedroom with 2 windows, a radiator and built-in storage cupboards.

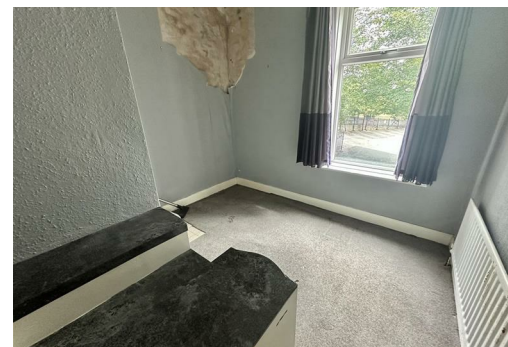
### Bedroom 3

10'4" x 9'3" (3.15m x 2.82m)

Incorporating the bulkhead and having a window to the front and a radiator.

### Shower Room

A modern shower room with a walk-in shower cubicle, a wash basin, bidet and WC. There is floor and wall tiling, a window and a ladder style radiator.



## OUTSIDE

To the front of the property is a small forecourt garden with outer walling and pathway. To the rear is an enclosed good sized rear garden with lawn and patio areas.

## 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.

## DIRECTIONS:

Leave the Mirfield office on Knowl Road which will become Water Royd Lane. Continue straight ahead at the crossroads onto Old Bank Road and at the junction turn left onto Sunny Bank Road. At the traffic lights, take a right onto Huddersfield Road (A62) and then a right onto Union Road. Stay on this road heading straight across at the mini roundabout and then straight ahead at the crossroads onto Greenside. After passing McDonalds on the right hand side, turn right onto Jeremy Lane and take the second left onto Ings Road where the property can be found identified by the Bramleys for sale board.

## TENURE:

Freehold

## COUNCIL TAX BAND:

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:

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.

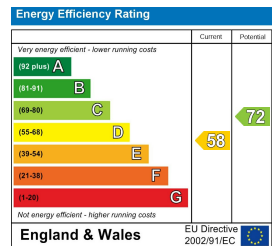


## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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