41 Walkley Terrace, Heckmondwike, WF16 0PA

Offers Over £195,000

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Situated in a popular residential area close to amenities and well regarded schooling is this traditional end townhouse. The well presented accommodation has a rear kitchen extension, a spacious lounge with dining area, 3 first floor bedrooms and a modern house bathroom. Featuring uPVC double glazing and a gas central heating system, the property is located on a good sized plot with gardens to front and rear, driveway parking and a garage with additional store. Having an open aspect and adjoining woodland to the rear, this is a perfect first home and really must be viewed to be appreciated.

GROUND FLOOR

Enter the property via a composite front door into:-

Entrance Vestibule

Where there is a central heating radiator and stairs leading to the first floor accommodation.

Lounge with Dining Area

23'0" x 12'6" narrowing to 8'0" (7.01m x 3.81m narrowing to 2.44m)

A good size lounge overlooking the front via a uPVC window and having a central heating radiator. To one wall is a fireplace with hearth and inset fire and the room narrows to a pleasant dining area with a uPVC window looking on to the rear garden.

Extended Kitchen

14'6" x 7'10" (4.42m x 2.39m)

A spacious extended kitchen fitted with a range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with drainer. Integrated within the units is a 4 ring hob with extractor and an eye level double oven as well as there being space for a fridge freezer and plumbing and space for a washing machine. A uPVC window enjoys views over the garden and an exterior door leads out to the rear.

FIRST FLOOR

Landing

With access to the loft area.

Bedroom 1

11'5" x 10'0" (3.48m x 3.05m)

Located to the front and having a uPVC window and a central heating radiator.

Bedroom 2

10'3" x 9'9" (3.12m x 2.97m)

Another double bedroom with views to the rear via a uPVC window and having a central heating radiator.

Bedroom 3

8'6" x 6'0" (2.59m x 1.83m)

Incorporating the bulkhead and having a central heating radiator and a front uPVC window.

Bathroom

The bathroom is furnished with a modern 3 piece white suite which has a panelled bath with shower over, a WC and a wash basin. There is complimentary wall tiling, a central heating radiator and a uPVC window.

OUTSIDE

To the front of the property is a lawned front garden with planted borders along with a side driveway providing parking for numerous vehicles. The drive leads to a single garage with up and over door, power and lighting. Attached to the garage is a useful insulated store again with power and lighting. The pleasant enclosed rear garden has a lawned section, a paved seating area and adjoins woodland to the rear.

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:

Band A

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.

VIEWINGS:

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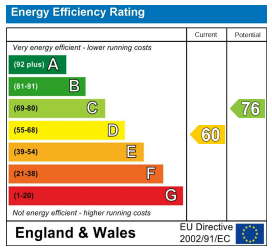
Mirfield Properties: 01924 495334

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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