



16 Castle Hill View, Heckmondwike, WF16 0BX

Offers Over £300,000

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An internal inspection is the only way to fully appreciate this extended and spacious family home. The property has undergone a recent program of upgrading including the installation of new windows, a newly installed laundry room with groundfloor WC and a luxurious four piece en suite shower room. The four bedroomed accommodation is well presented throughout boasts an impressive family/dining room along with a further lounge, a modern kitchen and groundfloor laundry room with WC. To the first floor are four bedrooms, including the large master bedroom with ensuite and a further house bathroom. Externally there are enclosed gardens with far reaching views and a driveway providing ample off road parking. Located within easy reach of well regarded schooling, local amenities and major road and rail links.





GROUND FLOOR

Entrance Vestibule

Accessed via an exterior front door and having stairs to the first floor accommodation.

Living Room

15'1 x 11'10" (4.60m x 3.61m)

Situated to the front, this spacious lounge has a uPVC window and a central heating radiator. To one wall is a feature fireplace with hearth and inset flame effect fire. Double doors lead into the dining and family room.

Dining and Family Room

18'6" x 15'4" (5.64m x 4.67m)

An impressive family area with dining and living space. enjoying views over the rear garden. Having ample space for a dining table and opening up into a perfect relaxation space with an electric fire and uPVC French doors leading out to the rear garden. Kardean flooring compliments the room and there is a central heating radiator.



Kitchen

17'5" x 11'5" (5.31m x 3.48m)

The kitchen is fitted with a modern range of wall and base units with complimentary work surfaces, splash backs and inset sink unit with mixer tap and drainer. There is space for a range style cooker, along with an integrated dishwasher and washing machine. A central island provides additional storage and there is a uPVC window and a side exterior door.

Laundry Room

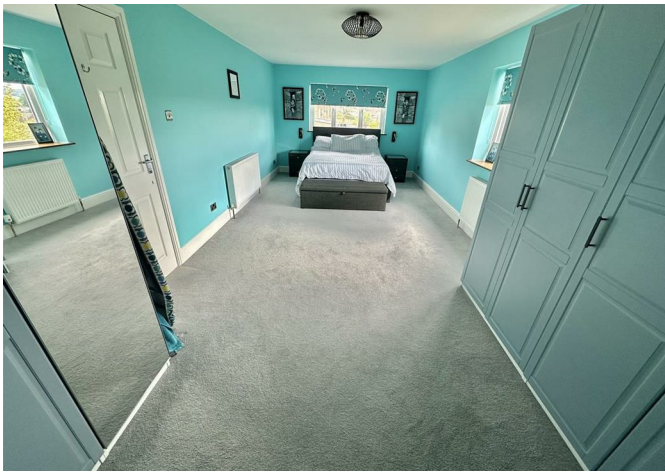
12'7" x 12'4" (3.84m x 3.76m)

A brilliant addition to this family home, the laundry room has been fitted with base units with work surface over and inset sink unit. Additionally there are tall storage units, cupboards and hanging space. There is plumbing for a washing machine, dryer space and a central heating radiator. A uPVC window overlooks the front and there is access to the WC.

Groundfloor WC

Furnished with a WC and a wash basin set within a vanity unit.





FIRST FLOOR

Landing

Leading to bedrooms and bathroom.

Master Bedroom

23'9" x 11'2" (7.24m x 3.40m)

This good sized bedroom has uPVC windows to both front and side and enjoys far reaching views. There are two central heating radiators and access to a recently installed ensuite shower room.

En suite Shower Room

This recently installed en suite has been fitted with a walk in shower, a panelled bath and a wash basin and WC set within a vanity unit. There is some wall tiling, a panelled ceiling with inset spotlights, a central heating radiator and a uPVC window.

Bedroom 2

11'9" x 8'5" (3.58m x 2.57m)

A double bedroom overlooking the front of the property and having a uPVC window and a central heating radiator.

Bedroom 3

11'7" x 8'5" (3.53m x 2.57m)

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

Bedroom 4

8'8" x 6'7" (2.64m x 2.01m)

Located to the front and having a built in cupboard, a central heating radiator and a uPVC window.

House Bathroom

Furnished with a bath with shower over, a wash basin and a

WC. There is tiling to the walls, a uPVC window and a central heating radiator.

OUTSIDE

To the front of the property is a spacious driveway providing off road parking facilities and a low maintenance frontage leading to the front door. To the side is a gated garden with a pleasant seating area, lawn and paved areas. This extends to the rear where there is paved patio space with lawned garden beyond. The gardens are enclosed for privacy and safety.

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:

C

MORTGAGES:

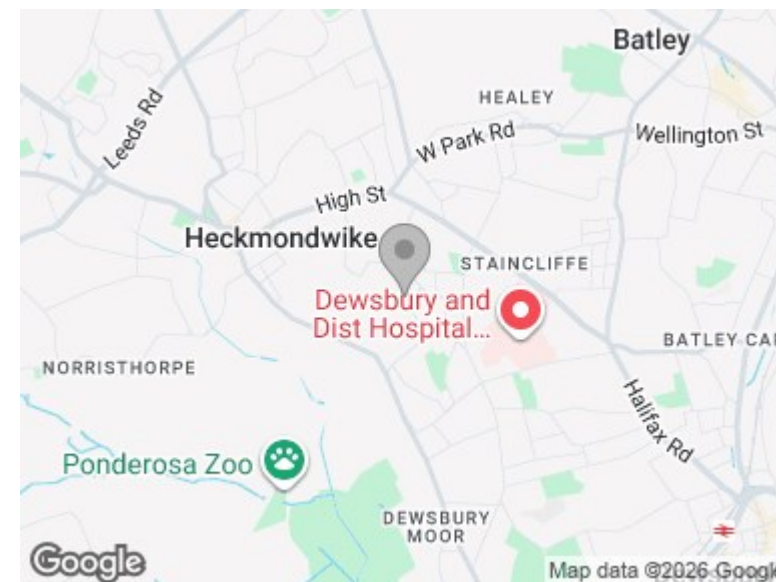
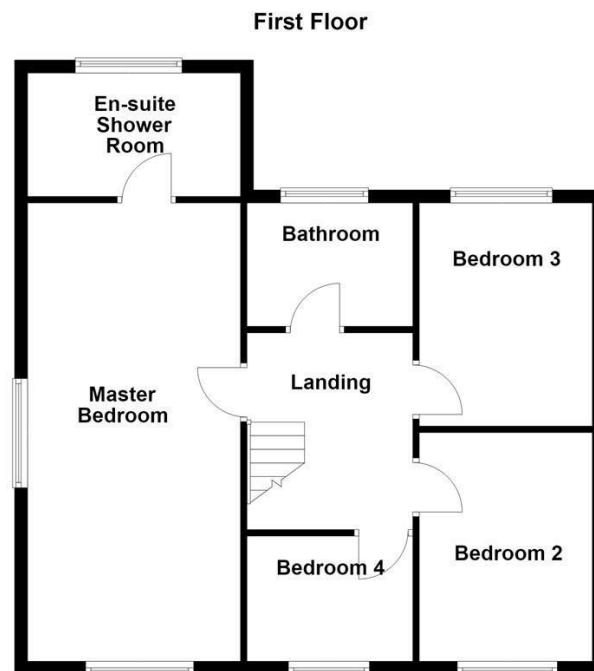
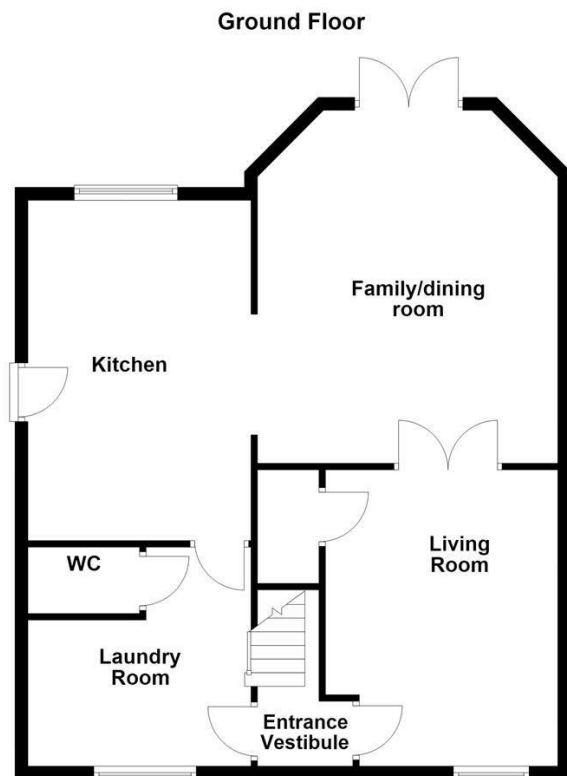
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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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