

23 George Street, Heckmondwike, WF16 9QP

£129,950

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Situated in a popular location close to Heckmondwike town centre is this spacious traditional terraced property. Offering well presented accommodation arranged over three levels, the property boasts two double bedrooms and good sized living space, perfect for a first time buyer or growing family. Featuring uPVC double glazing and gas central heating system, the property has a modern kitchen and bathroom and could be occupied with the minimum of expense. Externally there is an enclosed rear yard, along with permit holder on street parking opportunities. Located within easy reach of local amenities, well regarded schooling and major road and rail links, an early viewing is strongly recommended. No Chain Involved.



GROUND FLOOR

Entrance Vestibule

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

Lounge

15'2" x 12'9" (4.62m x 3.89m)

A spacious room overlooking the front of the property and having a uPVC window and a central heating radiator. To one wall is a feature fireplace with back and hearth and electric stove style fire.

Kitchen

13'9" x 8'2" (4.19m x 2.49m)

The kitchen is fitted with a good range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. Integrated within the units is a four ring hob with with chimney style extractor over and built in under oven. A breakfast bar area provides perfect eating space and there is space and plumbing for a washing machine, a uPVC window overlooks the rear and a uPVC exterior door out to the yard. A door leads to a useful storage cellar.

FIRST FLOOR

Landing

Having a further staircase to the master bedroom.

Bedroom 2

15'3" x 9'7" max (4.65m x 2.92m max)

A good sized second double bedroom with a uPVC front window and a central heating radiator. To one wall is a range of built in wardrobes and dressing table unit.

Bathroom

Furnished with a white suite comprising of panelled bath with shower over, pedestal wash basin and a WC. There is tiling to the walls, a central heating radiator and a uPVC window.





SECOND FLOOR

Bedroom 1

15'5" max x 15'3" (4.70m max x 4.65m)

An impressive and spacious master bedroom with a uPVC window and two central heating radiators.

OUTSIDE

To the front of the property there is permit holder street parking opportunities. To the rear is an enclosed yard area providing perfect relaxation space.

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.

VIEWINGS:

Please call our office to book a viewing on 01924 495334.

PLEASE NOTE:

The rear external images are for illustration purposes only due to the use of AI.

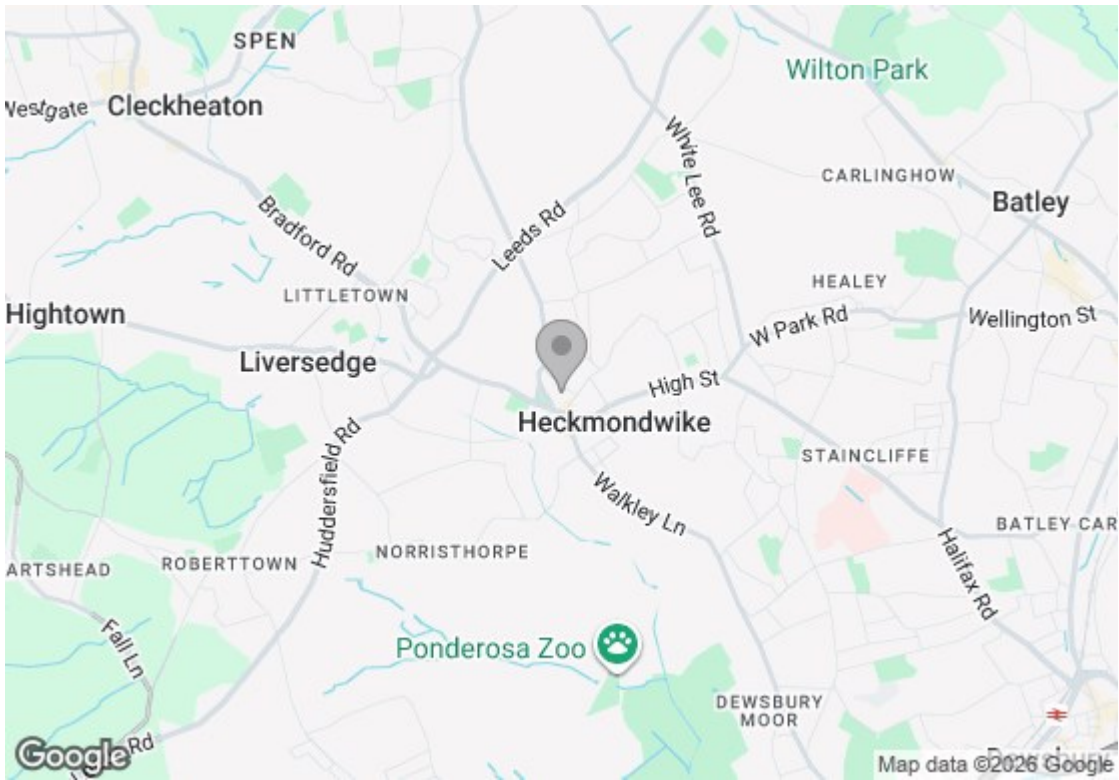




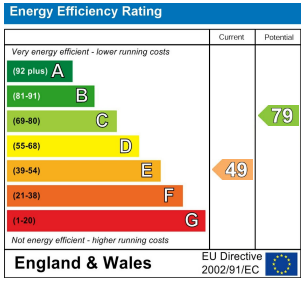







SPEN
Wilton Park
Cleckheaton
White Lee Rd
CARLINGHOW
Batley
Bradford Rd
Leeds Rd
HEALEY
LITTLETOWN
Hightown
W Park Rd
Wellington St
Liversedge
High St
Heckmondwike
STAINCLIFFE
Walkley Ln
Huddersfield Rd
BATLEY CAR
ROBERTTOWN
NORRISTHORPE
Halifax Rd
Ponderosa Zoo
Fall Ln
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CONSUMER 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