



Brunswick Place, HECKMONDWIKE WF16 0LE

welcome to

Brunswick Place, HECKMONDWIKE

Guide Price £140,000 - £160,000 READY TO FLEE THE NEST AND GET YOUR FTB? LOOKING TO DOWNSIZE BUT STILL WANT SPACE? WHAT A LOT OF BANG FOR YOUR BUCK! DON'T MISS IT!



Guide Price £140,000 - £160,000 What a lot of property for your £££££s. Offering flexible accommodation over three floors is three bedroom mid-terrace townhouse in need of a bit of TLC but priced accordingly. Set within this small, modern development, to the ground floor: entrance hallway, fantastic sized 22ft family/dining kitchen area with French doors to the garden and ground floor WC. The first floor has an 11ft lounge (or 4th bedroom if needed), the smaller 3rd bedroom and family bathroom. The top floor has two double bedrooms and a further separate shower room. Externally, there is a low maintenance rear garden which has been laid to lawn and perfect to relax, dine or entertain on and there is one allocated parking space en bloc. Located within the catchment area of Heckmondwike Grammar School, the property is ideally situated for access to all local amenities in Heckmondwike town centre itself, with the motorway connections only being a short drive away for those wishing to travel further afield. Proving to be a popular development, William H Brown in Dewsbury recommend that you view today to avoid being disappointed! Do not miss this little beauty!

Ground Floor Accommodation

Entrance Hallway

Cloakroom

Kitchen / Diner / Family Room

22' 4" x 11' 9" (6.81m x 3.58m)

First Floor Accommodation

Landing

Lounge

11' 8" x 10' 6" (3.56m x 3.20m)

Bedroom Three / Study

8' 1" MAX x 5' 6" MAX (2.46m MAX x 1.68m MAX)

Family Bathroom

Top Floor Accommodation

Landing

Bedroom One

12' x 10' 4" (3.66m x 3.15m)

Bedroom Two

11' 8" MAX x 10' 6" MAX (3.56m MAX x 3.20m MAX)

Family Shower Room

Exterior



view this property online williamhbrown.co.uk/Property/DWS116923



welcome to Brunswick Place

- Guide Price £140,000 - £160,000
- Three Bedroom Mid-Terrace Townhouse
- 22ft Kitchen/Diner/Family Room
- 11ft Lounge, Separate Shower & Bathroom, G/F WC
- 1x Allocated Parking, Rear Garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 411.00

Ground Rent: 140.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£140,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS116923



Property Ref:
DWS116923 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01924 468900



Dewsbury@williamhbrown.co.uk



1 Market Place, DEWSBURY, West Yorkshire,
WF13 1AE



williamhbrown.co.uk