

# bramleys



29 Castle Hill View  
Heckmondwike  
WF16 0BX

£97,500

*Professionalism with Independence*



27 Westgate, Heckmondwike, WF16 0HE  
t: 01924 412644

*Situated in a popular residential locality within the catchment area of well regarded local schooling, is this 2 bedroomed mid townhouse. Features include gas fired central heating, uPVC double glazing, burglar alarm system and exterior security lighting with accommodation comprising:- entrance vestibule, lounge, dining kitchen, 2 first floor bedrooms and bathroom. This property would make an ideal purchase for the first time buyer or young family alike and is handily placed for commuters with excellent links to nearby towns and cities. To the front of the property there is an off road parking space, and to the rear there is a low maintenance garden.*

*An internal viewing is recommended to appreciate the accommodation on offer.*

The accommodation briefly comprises:-

### **GROUND FLOOR:**

Enter the property via a uPVC double glazed exterior door into:-

#### **Entrance Vestibule**

Having a central heating radiator, wood effect laminate flooring, ascending staircase and a door accessing the lounge.

#### **Lounge**

4.45m x 3.20m (14'7" x 10'6")

A well presented reception room situated to the front of the property, having an electric fire set to a marble effect backdrop and hearth with decorative timber surround, ceiling coving, wall light points, door accessing an understairs storage cupboard, central heating radiator and a uPVC double glazed window to the front elevation. An open archway accesses the dining kitchen.



#### **Dining Kitchen**

4.09m x 2.31m (13'5" x 7'7")

Fitted with a range of matching wall and base units with laminated working surfaces, inset stainless steel sink unit with side drainer and mixer tap, 4 ring gas hob with extractor fan, electric oven, space and plumbing for an automatic washing machine, uPVC double glazed window overlooking the rear garden, central heating radiator and uPVC double glazed French doors accessing the rear garden.



### **FIRST FLOOR:**

#### **Landing**

Having a loft access point and doors accessing the bedroom and bathroom accommodation.

#### **Bedroom 1**

4.11m x 3.38m (13'6" x 11'1")

Situated to the front of the property, having a range of fitted mirrored wardrobes with storage cupboards, central heating radiator and a uPVC double glazed window to the front elevation. There also a door which gives access to useful over-stairs storage cupboard.





### Bedroom 2

3.43m x 1.98m (11'3" x 6'6")

This second bedroom is situated to the rear of the property, having a uPVC double glazed window and a central heating radiator.



### Bathroom

Furnished with a 3 piece suite incorporating panelled bath with shower above and concertina glass shower screen, pedestal wash hand basin and low flush wc. There are fully tiled walls, uPVC double glazed window to the rear elevation and a ladder style central heating radiator.



### OUTSIDE:

To the front of the property there is a tarmac parking space with block paved border, low maintenance planted area and paved pathway which leads to steps rising to the front door. The rear garden is mainly fenced for security and privacy, there is a paved patio area, artificial grass and a further block paved area with larger than average storage shed. A timber gate gives access to the rear of the property.



### COUNCIL TAX BAND:

B

### 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.

### VIEWING:

Contact the agents.

### MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361. Written quotations available on request. All loans subject to status. A life assurance policy may be required. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### RELATED SALE DISCOUNT:

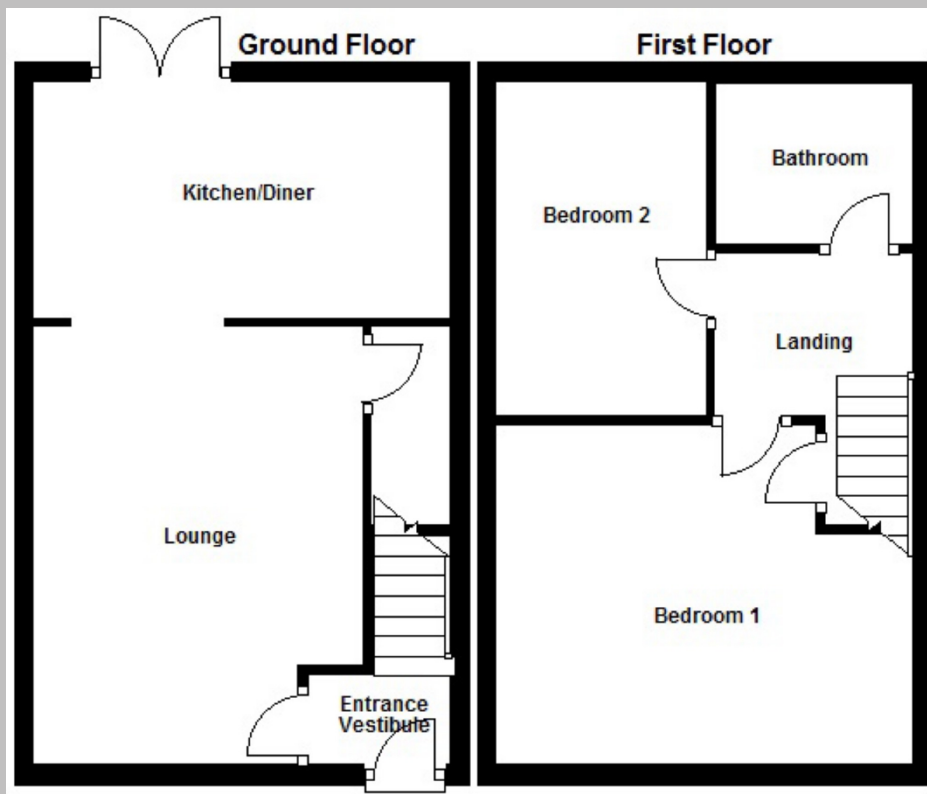
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

### ON-LINE 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.

### DIRECTIONS:

Leave Heckmondwike via Westgate passing Bramleys office on the right hand side and continue to the major set of traffic lights in the town centre. Proceed straight ahead into High Street, passing Heckmondwike Grammar school on the right hand side, just before reaching the next set of traffic lights turn right into Cawley Lane. Follow the road until its conclusion and turn left into Castle Hill View, proceed down the road to the right and then take the second left where the property can be found on the left hand side clearly identified by a Bramleys for sale board.



### Energy Performance Certificate



29, Castle Hill View, HECKMONDWIKE, WF16 0BX

Dwelling type: Mid-terrace house      Reference number: 0548-2815-7092-9505-4785  
 Date of assessment: 05 January 2015      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 05 January 2016      Total floor area: 58 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,037</b>
<b>Over 3 years you could save</b>	<b>£ 558</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 123 over 3 years	
Heating	£ 1,497 over 3 years	£ 1,173 over 3 years	
Hot Water	£ 357 over 3 years	£ 183 over 3 years	
<b>Totals</b>	<b>£ 2,037</b>	<b>£ 1,479</b>	<div style="background-color: #4CAF50; color: white; padding: 5px; text-align: center; width: 40px; margin: 0 auto;">           You could save £ 558 over 3 years         </div>

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

#### Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4CAF50; color: white; text-align: center;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #8BC34A; color: white; text-align: center;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #FFEB3B; color: black; text-align: center;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #FFC107; color: black; text-align: center;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #FF9800; color: black; text-align: center;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #FF5722; color: black; text-align: center;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #D32F2F; color: black; text-align: center;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: x-small;">Current</th></tr> <tr><td style="text-align: center; font-size: 2em;">88</td></tr> <tr><th style="font-size: x-small;">Potential</th></tr> <tr><td style="text-align: center; font-size: 2em;">66</td></tr> </table>	Current	88	Potential	66	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>
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#### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 96	✔
2 Low energy lighting for all fixed outlets	£25	£ 51	✔
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 315	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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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:

- 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.
- 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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