

bramleys



41 Wood Avenue
Heckmondwike
WF16 9PX

£97,500

Professionalism with Independence



27 Westgate, Heckmondwike, WF16 0HE
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This 2 bedroom extended semi-detached property would make an ideal purchase for the first time buyer or young family alike. Situated at the end of a non-through road and having off road parking and gardens to front and rear. Features include gas fired central heating, uPVC double glazing and with a layout comprising entrance vestibule, well proportioned lounge/diner, conservatory, kitchen, side entrance porch, study, landing, 2 first floor double bedrooms and bathroom. This property has good access to public transport network and motorway links, local amenities and schooling are only a short distance away. An internal viewing is encouraged to appreciate the deceptive size this property has to offer.

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property via a uPVC double glazed exterior door into;

Entrance Vestibule

Having a uPVC double glazed window to the side elevation, staircase rising to the first floor and door accessing the lounge/diner.

Lounge/Diner

6.88m x 3.38m (22'7" x 11'1")

A generously proportioned reception room, having a bay window to the front elevation and a feature pebble gas fire with modern surround and hearth. There is a central heating radiator, a door accessing the kitchen and uPVC double glazed French doors accessing the conservatory.



Conservatory

3.30m x 2.49m (10'10" x 8'2")

A pleasant addition to the existing accommodation. Having uPVC double glazed windows to 3 sides and uPVC double glazed French doors accessing the rear garden. There is wood effect laminate flooring and a central heating radiator.



Kitchen

3.40m x 2.39m (11'2" x 7'10")

Fitted with a range of matching wall and base units with laminated working surfaces and tiled splash backs, inset into which is a 1½ bowl sink with side drainer and mixer tap. Also integrated within the working surface is a 4 ring gas hob with stainless steel oven beneath and extractor fan over. There is space and plumbing for automatic washing machine, integrated fridge/freezer and wall mounted central heating boiler. There is wood effect laminate flooring, ceiling spotlights and door accessing a useful under stair storage cupboard. The kitchen is open into the side entrance porch, which is a useful space for storage and has uPVC double glazed exterior door accessing the side of the property. A further door gives access to;



Study

2.18m x 1.83m (7'2" x 6'0")

Having a variety of uses but currently used as a study and having a central heating radiator and a uPVC double glazed window to the rear elevation.

FIRST FLOOR:

Landing

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

Bedroom 1

3.81m x 2.72m (12'6" x 8'11")

Situated to the front of the property and having 2 uPVC double glazed windows. To one wall there are 3 door mirrored wardrobes, having ample hanging space. A further door gives access to another storage cupboard over the stairs. There is wood effect laminate flooring and a central heating radiator.



Bedroom 2

3.48m x 3.25m (11'5" x 10'8")

A second bedroom of double proportions, having a uPVC double glazed window overlooking the rear garden. A central heating radiator and a door access a further storage cupboard.



Bathroom

Furnished with a 3 piece suite in white comprising panelled bath with shower attachment over, sink set within a vanity unit with storage cupboards and low flush WC. There is full tiling to the walls, wood effect laminate flooring, a ladder style central heating radiator and a uPVC double glazed window to the rear elevation.



OUTSIDE:

The front of the property is gated and fenced, there is off road parking, stairs giving access to the front door. The front garden is predominantly layed to lawn and path leads down the side of the property to the rear of the property, where there is a patio area and stairs give way to a lawned garden, which is also fenced for security and privacy and there is a useful outside storage shed.



COUNCIL TAX BAND:

A

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, Bitra Mills is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bitra Mills on 01924 412644. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

RELATED SALE DISCOUNT:

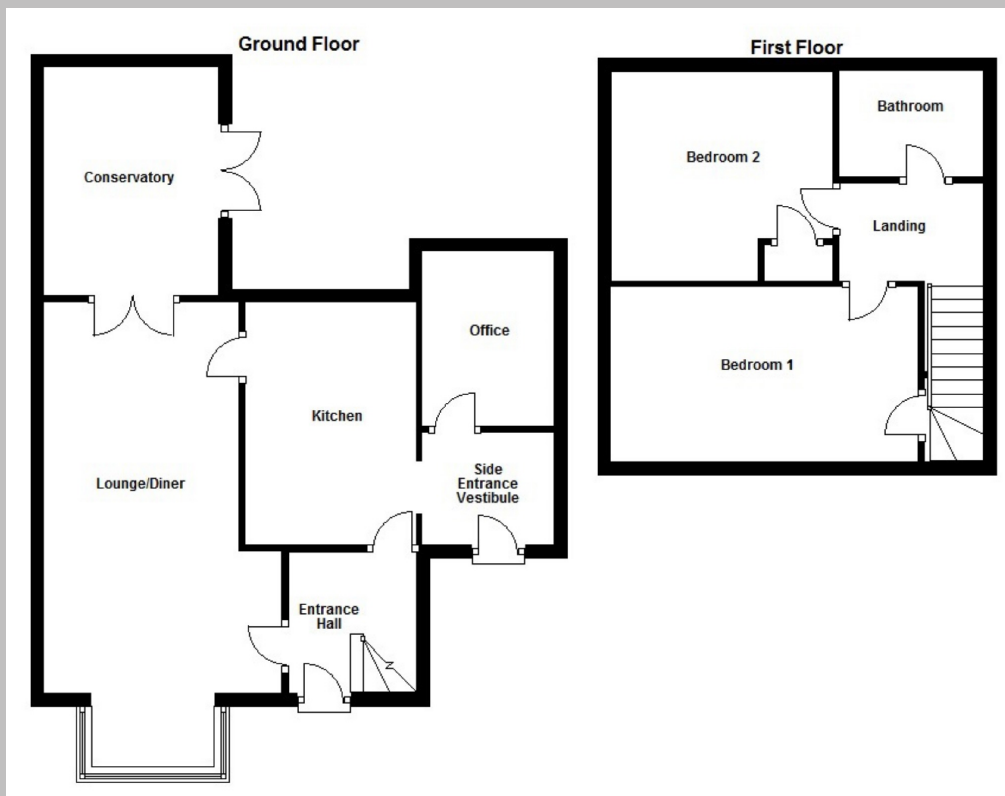
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

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 Office passing Bramley's on the left hand side and at the first set of traffic lights take a right hand turning into Greenside, following on into Jeremy Lane. Continue on past Jacaranda florists, taking a second right hand turning onto Redfearn Avenue. Wood Avenue can be found as a turning on the right hand side and the property can be found at the end of the road on the left hand side, clearly identified by the Bramley's For Sale sign.



Energy Performance Certificate

41, Wood Avenue, HECKMONDWIKE, WF16 9PX

Dwelling type: Semi-detached house Reference number: 9588-6068-7278-1656-7914
 Date of assessment: 18 August 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 18 August 2016 Total floor area: 73 m²

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

Estimated energy costs of dwelling for 3 years:	£ 2,772
Over 3 years you could save	£ 366

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 150 over 3 years	
Heating	£ 2,169 over 3 years	£ 2,052 over 3 years	
Hot Water	£ 306 over 3 years	£ 204 over 3 years	
Totals	£ 2,772	£ 2,406	<div style="background-color: #4CAF50; color: white; padding: 5px; text-align: center; width: fit-content; margin: 0 auto;"> You could save £ 366 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) A</td></tr> <tr><td style="background-color: #8BC34A; color: white; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #FFEB3B; color: black; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #FFC107; color: black; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #FF9800; color: black; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #FF5722; color: black; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #D32F2F; color: white; text-align: center;">(1-20) G</td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="border-collapse: collapse; width: 100%;"> <thead> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; font-size: 2em;">77</td> <td style="text-align: center; font-size: 2em;">60</td> </tr> </tbody> </table>	Current	Potential	77	60	<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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(1-20) G													
Current	Potential												
77	60												

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 (solid floor)	£4,000 - £8,000	£ 138	✔
2 Low energy lighting for all fixed outlets	£65	£ 126	✔
3 Solar water heating	£4,000 - £5,000	£ 99	✔

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 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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