



18 Hildale View, Brighton Street, Heckmondwike, WF16 9GD

WELL PRESENTED, first floor apartment offering a MODERN SPECIFICATION which is ideal for first time buyers, investors or 'downsizers'. Offered with no chain, this spacious property offers TWO DOUBLE BEDROOMS, lounge/diner with modern kitchen and bathroom. Situated in the smaller block with only three other apartments, it is handily situated for the local amenities and benefits from on-site parking, electric wall heaters and uPVC DG. EPC - D

Asking Price £76,500

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ENTRANCE HALL Intercom to main ground floor entrance. Storage cupboard housing the hot water tank. Useful walk in storage cupboard.

LOUNGE/DINER 20'4" x 10'10" (6.2m x 3.3m)

Spacious room.

KITCHEN 8'2" x 6'11" max (2.5m x 2.1m max)

Modern wall and base units, worktops with sink and mixer taps. Integrated oven and microwave with four ring gas hob and extractor. Integrated fridge freezer. Plumbing for washing machine.

BEDROOM 1 12'10" x 12'10" (3.9m x 3.9m)

Double bedroom.

BEDROOM 2 12'2" x 9'2" (3.7m x 2.8m)

Double bedroom.

BATHROOM Three-piece modern suite with shower extension and glazed shower screen. Vanity sink and WC. Tiled walls and floor. Chrome wall mounted towel heater.

OUTSIDE Communal gardens with allocated parking in car park.

Please Note:

This property is sold as a long leasehold interest with a 125 year lease commencing in 2007. The current ground rent is £230 pa, the service charge is £135pm

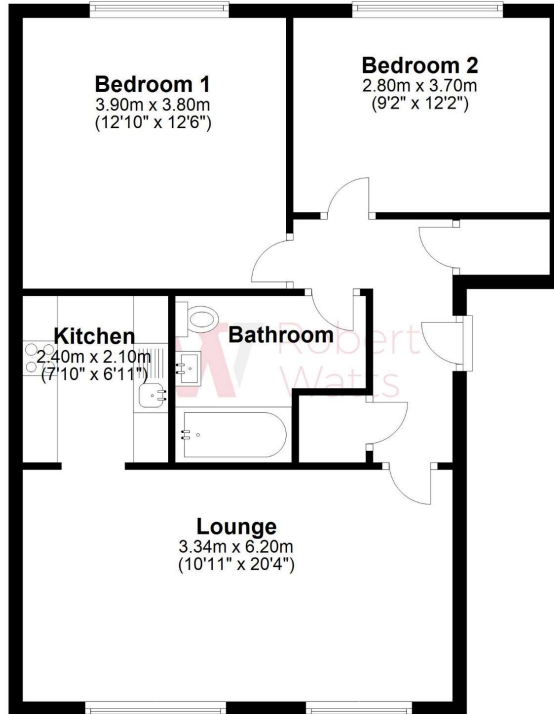
Council tax rating B.

EPC rating D.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Ground Floor



Please note this is a guide only and should not be relied on for accurate measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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