



Apartment 4, Hildale View, Brighton Street, Heckmondwike, WF16 9GD

Realistically priced, first floor apartment offering one of the LARGER FOOTPRINTS which is ideal for first time buyers, investors or 'downsizers'. Offered with no chain, this spacious property offers TWO DOUBLE BEDROOMS, the master with ensuite shower facilities, lounge with open plan kitchen area and far reaching views and modern bathroom. It is handily situated for the local amenities and benefits from on site parking, electric wall heaters and uPVC DG. EPC - D.

Asking Price £87,500

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ENTRANCE HALL With intercom system and useful storage cupboard.

LOUNGE/KITCHEN AREA 22'4" x 12'6" max (6.8m x 3.8m max)

French doors and Juliet balcony showcasing far reaching views.

KITCHEN Wall and base units incorporating contrasting work top, sink and mixer tap. Integral electric oven and microwave, electric four ring hob plus extractor. Integral fridge freezer and plumbing for auto washer.

BEDROOM ONE 12'2" x 9'10" (3.7m x 3m)

EN SUITE Three piece suite comprising glazed shower cubicle, vanity sink and wc.

BEDROOM TWO 12'6" x 9'2" max (3.8m x 2.8m max)

BATHROOM Three piece suite comprising bath with shower extension over, vanity sink and wc. Tiled walls and floor and chrome heated towel rail.

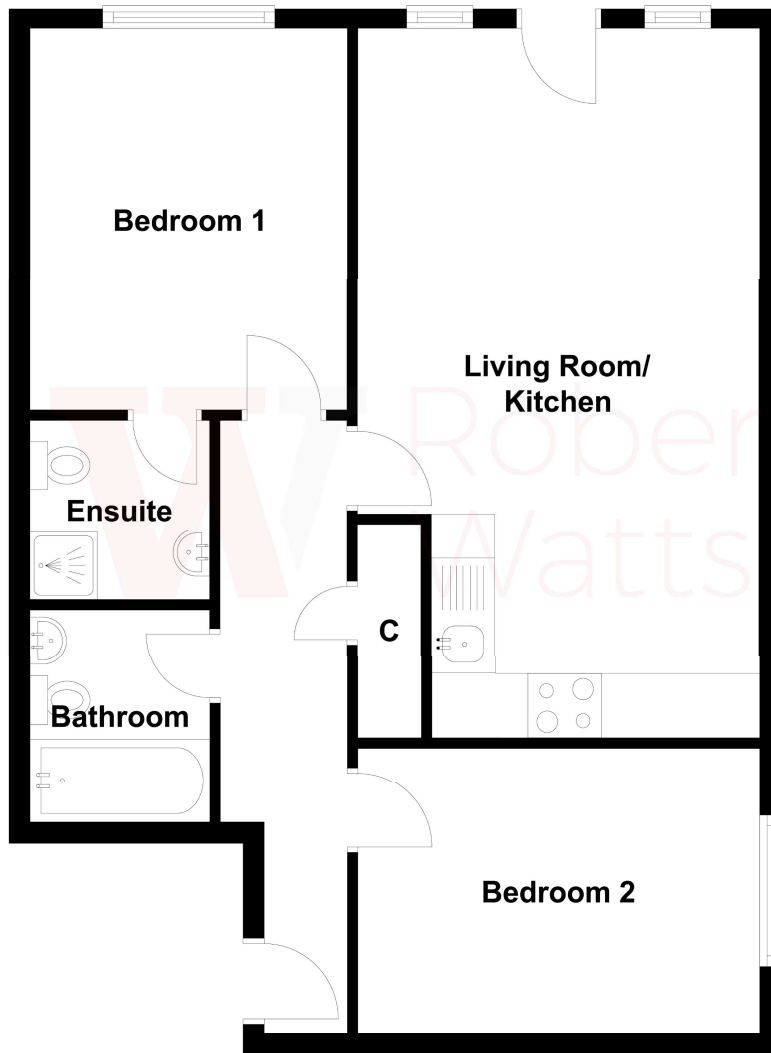
EXTERNAL The property benefits from communal garden and car parking space.




OTHER INFORMATION The property is leasehold and has a 125 year lease from 01/08/2006 and expires on 01/08/2131. Current service charge payable is £135 per month and ground rent is £230 per annum. Please ask for further details on this.

MORTGAGES Mortgages - We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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.





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