

HUNTERS[®]

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Longfield Road

Heckmondwike, WF16 9EJ

Guide Price £240,000



FOR SALE BY MODERN METHOD OF AUCTION (T&Cs APPLY) - STARTING BID OF £240,000 PLUS RESERVATION FEE

Hunters are pleased to offer to the market this three-bedroom detached property, ideal for a growing family. The accommodation is tastefully decorated throughout and briefly comprises an entrance hall, a spacious lounge, a sitting room, a kitchen, and a conservatory. On the first floor, there are three bedrooms and a modern family shower room. Outside, there are attractive and well-maintained front and rear gardens, with the rear garden overlooking the cricket ground. There is ample off-street parking leading to the detached garage. The property is ideally located close to a host of local amenities and excellent transport links and falls within the catchment area for Heckmondwike's popular schools.



HALLWAY

Providing access to the property, lounge, kitchen and staircase to the first floor, with a wall mounted radiator and useful under stairs storage.

LOUNGE 14'0" x 13'4" (4.27m x 4.07m)

A large double-glazed bay window with fitted blinds to the front, coving on the ceiling, a radiator, and access to the dining room.

DINING ROOM 9'8" x 9'3" (2.95m x 2.84m)

Large double-glazed patio doors provide access to the rear garden, fitted radiator, coving on the ceiling, and a door to the kitchen.

KITCHEN 9'10" x 9'5" (3.00m x 2.89m)

Fitted with a range of wood-effect wall and base units, worktops, an integrated Lamona electric oven and gas hob, a stainless steel extractor hood, and a stainless steel sink/drainage with mixer tap. Plumbed for a washing machine and dishwasher, with a double-glazed door leading to the conservatory and a window to the rear.

CONSERVATORY 7'4" x 5'1" (2.26m x 1.57m)

With fitted carpets ideal space for rest and quiet contemplation.

LANDING

Providing access to three bedrooms and a family bathroom, with a loft opening and ample natural light.

BEDROOM 1 12'2" x 11'2" (3.71m x 3.42m)

Double bedroom with double glazed window with fitted blinds and radiator.

BEDROOM 2 11'9" x 9'5" (3.60m x 2.89m)

Double bedroom with double glazed window with fitted blinds and radiator.

BEDROOM 3 8'3" x 7'11" (2.52m x 2.42m)

A good sized bedroom with double glazed window with fitted blinds and radiator.

BATHROOM

Fully modernized shower room featuring a double shower with an electric shower unit over it, a low-level W.C., a vanity wash hand basin, a radiator, and a double glazed frosted window. The room is complemented by a fully tiled floor.

GARDENS

Outside, there is a pleasant front garden adorned with seasonal plants and flowers, along with a medium-sized rear garden featuring a patio seating area offering pleasant views across the cricket field.

GARAGE

The property benefits from a driveway providing off-street parking and access to the garage, which features an up-and-over door.

AUCTION NOTES

This property is offered for sale by Modern Method of Auction, enabling the buyer and seller to complete within a 56-day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If you are considering a mortgage, inspect and evaluate the property thoroughly with your lender before placing a bid. A Buyer Information Pack is provided, which you must review before bidding.

Upon successful bid acceptance, the buyer will be required to:

- Sign a Reservation Agreement.
- Make a non-refundable Reservation Fee of 4.5% of the purchase price inc VAT, with a minimum of £6,600 inc VAT. This fee reserves the property to the buyer during the Reservation Period and is in addition to the purchase price. It is included in the stamp duty calculations.
- Pay £300 inc VAT for the Buyer Information Pack.

The Auctioneer/Agent may recommend services, and if taken, they may receive a payment from the service provider, not exceeding £450. These services are optional.

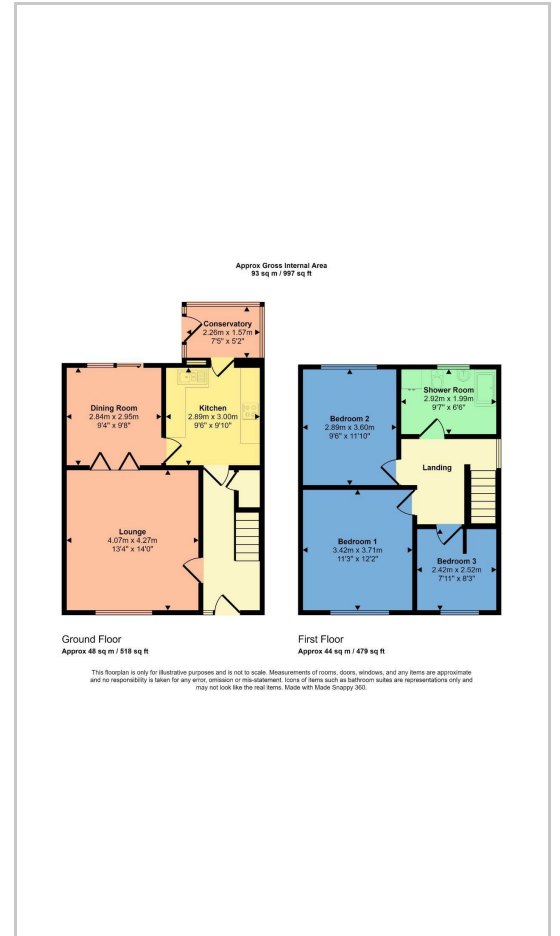
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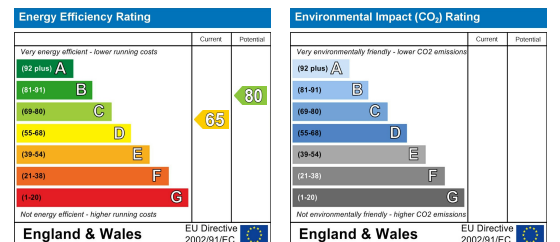
Area Map



Floor Plans



Energy Efficiency Graph



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