



Peel Street

Heckmondwike, WF16 9JE

Guide Price £99,950



GUIDE PRICE £99,950 - £109,950

Hunters is delighted to present this immaculately presented two-bedroom back to back home, boasting a very high standard and a show home feel throughout. We believe this family home would be perfect for a first-time buyer or a small growing family. The property is ideally situated just a minute drive from Heckmondwike Town Centre, and a few minutes drive to the M1 (J40) and M62 (J26) Motorway, and a range of local amenities. The property comprises an entrance vestibule, an open-plan lounge with a kitchenette with fitted appliances, It offers two double bedrooms and shower room. Fitted central heating and double glazing are featured throughout the property, ensuring comfort and energy efficiency. This home is an ideal starter property for first-time buyers or landlords looking to expand their investment portfolio, with an expected annual rental income of £7200.00.



ENTRANCE

Through double glazed front door, into lobby with radiator and stairs to first floor and door leading to

OPEN PLAN LOUNGE AND KITCHENETTE 16'1" x 13'3" (4.92m x 4.06m)

The lounge and kitchenette area are combined, offering a seamless and versatile living space. A double glazed window fills the room with natural light. The lounge area features ample room for an either a two/three piece suite or a L shaped sofa. The kitchen is fitted with a range of modern base and eye-level units with integrated fridge freezer and washing machine and microwave, complemented by brick-tiled splashbacks. It includes a 4-ring stainless steel gas hob with an extractor hood above, an integrated single electric oven, plumbing for an automatic washing machine, and a stainless steel sink and drainer with a mixer tap.

LOWER LEVEL BASEMENT

Ideal for storage

LANDING

Access to two bedrooms and shower room

BEDROOM 1 10'1" x 9'2" (3.09m x 2.81m)

Fully carpeted double bedroom with double glazed window and radiator

BEDROOM 2 11'6" x 6'7" (3.51m x 2.03m)

Fully carpeted double bedroom with double glazed window and radiator

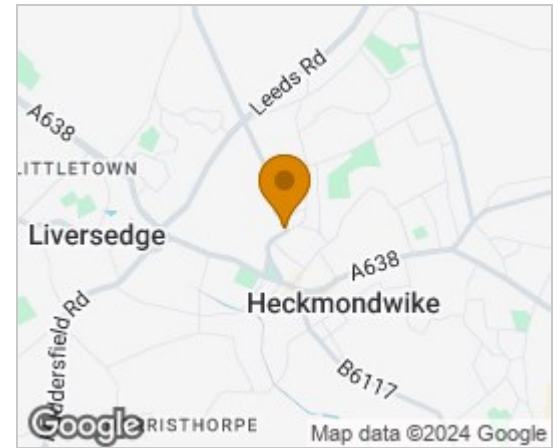
SHOWER ROOM

Fitted with a walk in corner shower cubicle with fitted mixer shower with overhead shower attachment and further rain shower, with a fitted wash hand basin and low level WC and being fully ceramic tiled walls throughout. Having fitted extractor fan and chrome heated towel radiator (No Window)

OUTSIDE

On street parking to front. Yard/garden area to side of property.

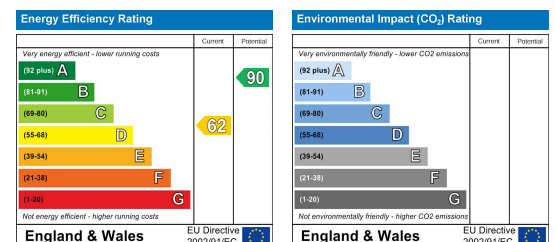
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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