

HUNTERS®

HERE TO GET *you* THERE



Mount Avenue

Heckmondwike, WF16 9PF

Offers Over £160,000



We are delighted to bring to the market this two double semi detached house located on the desirable Mount Avenue on the outskirts of West Yorkshire in Heckmondwike. The property offers an ideal chance for a first time buyer to get onto the property ladder! The property comprises: Hallway, lounge and dining kitchen and downstairs WC and two double bedrooms, wet room To the outside is an enclosed garden with patio area, recently tarmac driveway and private driveway and walkway, with useful outhouse. The property is in close proximity of local amenities, nearby park, local transport links, schools catchment area, a short drive to the town centre, train station & motorway links. Ideal investment opportunity set within a desirable location. Viewing highly recommended.



HALLWAY

Entering the property through double glazed door, to the generous sized hallway with access to lounge and dining kitchen, having stairs to first floor with useful understairs storage and fitted radiator.

LOUNGE 11'11" x 7'5" (3.65m x 2.28m)

Having a feature stone fire surround with fitted wall mounted gas fire with a double glazed window and fitted radiator.

DINING KITCHEN 18'4" x 8'11" (5.59m x 2.72m)

Spacious Dining kitchen with a range of floor and wall based units with contrasting worktop surfaces with inset sink with mixer taps, gas cooker point ceiling extractor, sink with drainage, plumbing for washing machine, power points, a double glazed window & access to the enclosed garden.

DOWNSTAIRS WC 5'5" x 5'2" (1.66m x 1.60m)

Fitted with a low level wc with wash hand basin with mixer tap and tiled splashbacks, with frosted double glazed window and fitted radiator.

LANDING

Access to two double bedrooms and house bathroom

BEDROOM 1 18'2"x 10'7" (5.55mx 3.25m)

Double bedroom with fitted radiator and two double glazed windows with useful storage cupboard.

BEDROOM 2 11'10" x 10'4" (3.63m x 3.17m)

Another double bedroom with fitted radiator and double glazed window.

BATHROOM

Fitted with a walk in shower space with wall mounted shower with wash hand basin and low level WC and being part tiled with radiator and frosted double glazed window.

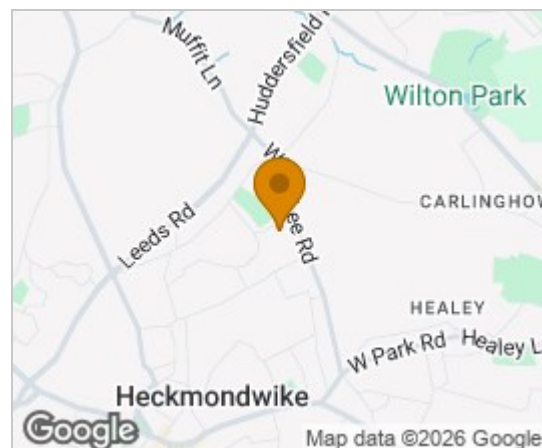
GARDENS

Having a well maintained front garden with enclosed rear garden with paved patio area with gated access to the side driveway.

PARKING

Having driveway to the side providing off street parking for several cars leading to useful outhouse storage.

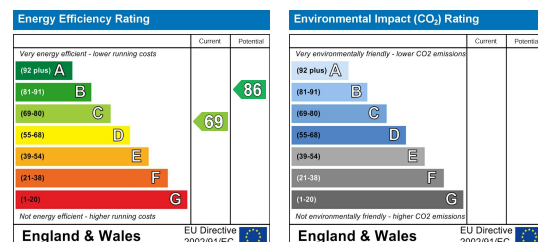
Area Map



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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