



## 17 Willow Tree Court

, Heckmondwike, WF16 0ET

£145,000



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\*\*\*2 Bedroom Mews\*\*\*Ideal To First Time Buyers\*\*\*Heckmondwike Centre\*\*\*

A lovely modern 2 double bedroom mid property that is located just on the outskirts of Heckmondwike centre and must be viewed to appreciate the property on offer. Accommodation which comprises of; lounge, cloaks/wc, inner hallway, kitchen diner, 2 x first floor double bedrooms and house bathroom. Dedicated off road parking to the front and an enclosed easy to maintain rear garden.

\*\*\*\*\*Contact YORKSHIRE RESIDENTIAL 012924 501333 to arrange a viewing\*\*\*\*\*

## Lounge

11'6" x 11'7" (3.53m x 3.53m)

Radiator

## WC

2 piece white suite which consists of a low flush wc and pedestal wash hand basin, radiator

## Inner Hallway

Staircase to first floor accommodation and under stairs storage cupboard.

## Kitchen Diner

7'9" ext to 9'6" x 11'7" (2.36m ext to 2.90m x 3.53m)

Modern high gloss fitted kitchen units with stainless steel hob, oven extractor hood and sink unit built in. Plumbing for automatic washing machine, inset spot lighting, radiator and French doors leading to rear garden.

## Landing

Access to the loft space.

## Double Bedroom 1

10'4" x 11'7" (3.15m x 3.53m)

Built in storage cupboard and radiator.

## Bathroom

6'6" x 5'3" (1.98m x 1.60m)

3 piece white modern suite which consists of a low flush wc, pedestal wash hand basin, panelled bath with shower over and screen. Complimentary tiled walls, inset spot lighting and heated towel rail.

## Double Bedroom 2

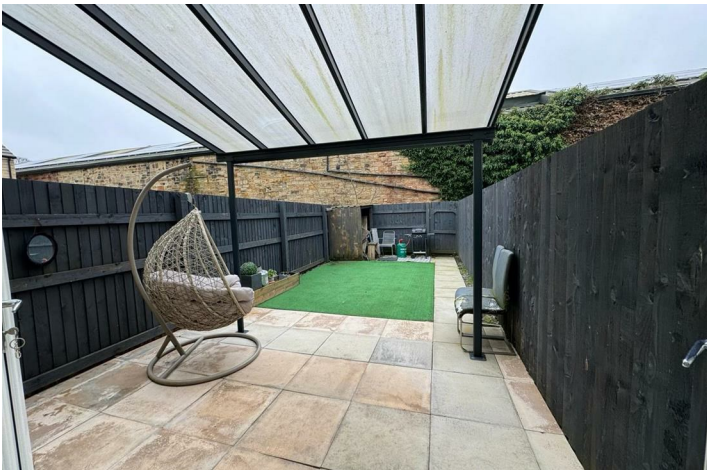
8'4" x 11'7" (2.54m x 3.53m)

Radiator

## Exterior

Dedicated off road parking to the front and an enclosed easy to maintain rear garden.





## Road Map



## Hybrid Map



## Terrain Map

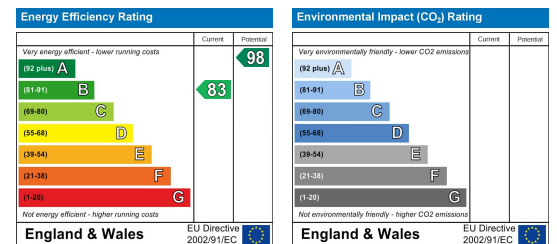


## Floor Plan

## Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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