



**Hollinbank Lane, Heckmondwike WF16 9QT**

**welcome to**

**Hollinbank Lane, Heckmondwike**

OUR HOUSE IN THE MIDDLE OF OUR STREET - A HOME ISN'T A PLACE IT'S A FEELING Guide Price £250,000 - £270,000. A well-presented, proportioned and extended four bedroom detached property in this popular location. Don't miss it.. View today!



### **Entrance Lobby**

Part double glazed upvc door to front, tall radiator and stairs to first floor landing.

### **Lounge**

14' 6" x 12' 5" ( 4.42m x 3.78m )

Double glazed window to front, gas central heating radiator and telephone and TV points. Coving to ceiling, ceiling rose and understairs storage cupboard housing the boiler.

### **Kitchen Diner**

15' 7" x 9' 8" ( 4.75m x 2.95m )

Fitted kitchen with a range of wall and base units complementary work surfaces and splashback tiling. Asterite sink drainer with mixer tap. Electric hob, double electric oven and wall mounted cooker hood. Integrated dishwasher, tiled flooring and gas central heating radiator. Coving to ceiling, archway to second reception room.

### **Second Reception Room**

10' 6" x 9' 4" ( 3.20m x 2.84m )

Double glazed French doors to garden, door to utility room and gas central heating radiator.

### **Utility Room**

7' 1" x 5' 5" ( 2.16m x 1.65m )

Double glazed window to side. Wall and base units, work surfaces and splashback tiling. Stainless steel sink drainer with mixer tap and plumbing for washing machine.

### **Ground Floor Cloak Room**

WC, wash hand basin with mixer tap and splashback tiling. Double glazed window to rear and gas central heating radiator.

### **First Floor Landing**

Double glazed window to side, gas central heating radiator and access to loft space. Doors to first floor accommodation.

### **Bedroom one**

15' 2" MAX x 8' 8" ( 4.62m MAX x 2.64m )

Double glazed window to rear, gas central heating radiator and door to en suite shower.

### **En Suite Shower Room**

Double glazed window to rear. Shower cubicle with wall mounted shower, wash hand basin with mixer tap and WC. Extractor fan, ladder style radiator and splashback tiling.

### **Bedroom Two**

13' 3" To Wardrobes x 9' 1" ( 4.04m To Wardrobes x 2.77m )

Double glazed window to front, fitted wardrobes to two walls and chest of drawers. Gas central heating radiator, TV point and coving to ceiling.

### **Bedroom Three**

9' x 5' 8" ( 2.74m x 1.73m )

Double glazed window to side, gas central heating radiator and telephone point.

### **Bedroom Four**

8' 9" MAX x 6' 2" MAX Includes Bulkhead ( 2.67m MAX x 1.88m MAX Includes Bulkhead )

Double glazed window to front, gas central heating radiator and laminate flooring. Over bulkhead storage and shelving.

### **Family Bathroom**

Double glazed window to side, double ended panelled bath with mixer tap and shower attachment. Double shower cubicle with wall mounted shower. WC, wash hand basin with mixer tap and ladder style radiator. Extractor fan and splashback tiling.

### **Exterior**

To the front and side of the property there is a resin driveway providing off street parking for multiple vehicles. Access to the rear via wrought iron gates. The front garden has been lawned. The tiered rear garden has a stone paved sitting area with steps up to further area which has been laid to artificial grass. Outside watering tap, power points and lighting. Good size shed which measures 11' x 8'1



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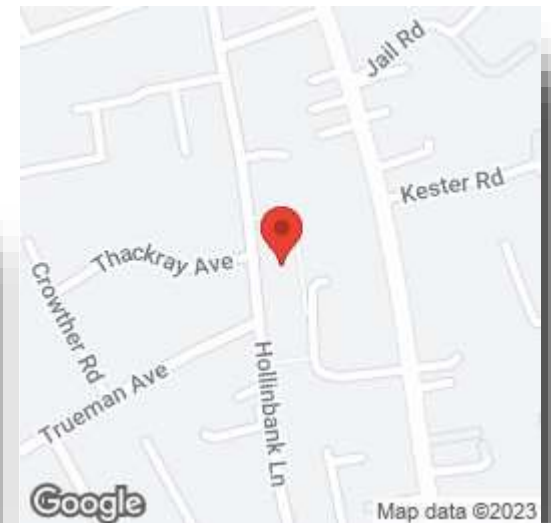
## Hollinbank Lane, Heckmondwike

- Guide Price £250,000 - £270,000
- Extended Four Bedroom Detached Property
- Two Reception Rooms, 15ft Kitchen Diner
- G/F WC, En-Suite To Master
- Family Bathroom, Driveway

Tenure: Freehold EPC Rating: C

guide price

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DWS114394 - 0003

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william h brown



**01924 468900**



[Dewsbury@williamhbrown.co.uk](mailto:Dewsbury@williamhbrown.co.uk)



1 Market Place, DEWSBURY, West Yorkshire,  
WF13 1AE



[williamhbrown.co.uk](http://williamhbrown.co.uk)