



Leeds Old Road, Heckmondwike WF16 9AA



welcome to

Leeds Old Road, Heckmondwike

Guide Price £165,000 - £175,000 FANCY A PROPERTY, WITH A GOOD-SIZED REAR GARDEN, THAT YOU CAN PUT YOUR OWN STAMP ON INTERNALLY? THEN WHAT ARE YOU WAITING FOR? VIEW TODAY!



Entrance Lobby

Timber door to side, doors to ground floor accommodation and wall mounted boiler. Stairs to first floor landing.

Lounge

13' 4" x 11' 8" Into Bay (4.06m x 3.56m Into Bay)
Double glazed bay window to front and TV point.

Dining Room/ Reception Two

13' 4" x 11' (4.06m x 3.35m)
Double glazed window to side, gas central heating radiator and coving to ceiling. Understairs storage cupboard and open to kitchen.

Kitchen Area

7' 8" x 6' 7" (2.34m x 2.01m)
Fitted kitchen with a range of wall and base units, complementary work surfaces. Gas cooker point, and plumbing for washing machine and dishwasher. Window to rear and stainless steel circular sink with tap. Coving to ceiling and door to rear porch.

Rear Porch

Double glazed windows to rear and side, timber door to garden.

Landing

Access to loft space via drop down ladder and has been partly boarded, carpeted and has a light. Doors to first floor accommodation.

Bedroom One

13' 4" x 12' 6" Into Bay (4.06m x 3.81m Into Bay)
Double glazed bay window to front, gas central heating radiator and coving to ceiling. Feature cast iron fireplace to one wall.

Bedroom Two

9' 1" x 8' 1" (2.77m x 2.46m)
Double glazed window to rear and gas central heating radiator.

Bedroom Three

7' 4" MAX x 7' 2" MAX (2.24m MAX x 2.18m MAX)
Double glazed window to side and gas central heating radiator.

Shower Room

Window to rear, double walk in shower cubicle with wall mounted shower. WC, wash hand basin with mixer tap and gas central heating radiator. Built in storage cupboards, part clad and part Upvc panelling to walls.

Exterior

Tarmac front garden which the current vendors use as a driveway, raised flower beds with established plant and shrubs. The enclosed rear garden has a stone paved area to relax or entertain on. The rest of the garden has been lawned with plant and shrubs. Wonderful Weeping willow tree, bar and seating area. Timber storage shed to remain. Side access gate, side watering tap.



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Leeds Old Road, Heckmondwike

- Guide Price £165,000 - £175,000
- Three Bedroom Semi-Detached
- Two Reception Rooms, 7ft Kitchen Area
- Modern Shower Room
- Good Sized Rear Garden

Tenure: Freehold EPC Rating: Awaited

guide price

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS116746 - 0002

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