



**Chapel Avenue, Heckmondwike WF16 9LB**



**welcome to**

**Chapel Avenue, Heckmondwike**

Guide Price £80,000 - £90,000 READY TO FLY THE NEST OR LOOKING FOR A BUY TO LET INVESTMENT.... THEN LOOK NO FURTHER.... ARRANGE A VIEWING TODAY!



### Entrance Lobby

Part double glazed Upvc door to front, stairs to first floor landing and doors to ground floor accommodation.

### Lounge

15' 4" x 9' 3" ( 4.67m x 2.82m )

Double glazed lead effect bay window to front, gas central heating radiator, coving to ceiling and ceiling rose.

### Kitchen

9' 7" x 8' 4" ( 2.92m x 2.54m )

Fitted kitchen with a range of wall and base units, complementary work surfaces and tiled walls where visible. Gas cooker point, plumbing for washing machine and double glazed lead effect window to rear. Part double glazed Upvc door to side.

### Conservatory

11' 5" MAX x 10' 5" MAX ( 3.48m MAX x 3.17m MAX )

Of Upvc construction. Double glazed windows to rear and sides, laminate flooring, lighting. Double glazed patio door to garden.

### Ground Floor Bathroom

Double glazed lead effect window to side, Upvc panelled bath with mixer tap and shower attachment. WC, wash hand basin with mixer tap. Gas central heating radiator, coving to ceiling and extractor fan. Tiled walls where visible.

### First Floor Landing

Double glazed lead effect window to side, coving to ceiling and doors to first floor accommodation.

### Bedroom One

15' 5" MAX x 9' 4" MAX ( 4.70m MAX x 2.84m MAX )

Double glazed lead effect windows to front and rear, gas central heating radiator and coving to ceiling.

### Bedroom Two

9' 5" x 7' 9" ( 2.87m x 2.36m )

Double glazed lead effect window to rear, coving to ceiling and gas central heating radiator.

### First Floor Wc

WC, wash hand basin and tiled walls and floor where visible. Double glazed lead effect window to front. Wall mounted boiler and coving to ceiling.

### Exterior

The front garden has been paved, outside water tap and access to rear. The southerly facing rear garden is also paved.



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## Chapel Avenue, Heckmondwike

- Guide Price £80,000 - £90,000
- Two Double Bedroom Semi-Detached Property
- 15ft Lounge, 9ft Kitchen
- 11ft Conservatory, Ground Floor Bathroom
- Southerly Facing Rear Garden, Cul-De- Sac

Tenure: Freehold EPC Rating: D

guide price

**£80,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DWS117111 - 0005

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