



**Russell Close, Heckmondwike WF16 0EG**



**welcome to**

**Russell Close, Heckmondwike**

Guide Price £130,000 - £140,000 PERFECT FIRST TIME BUY OR SMALL FAMILY HOME! IDEAL OPPORTUNITY TO PUT YOUR OWN STAMP ON A PROPERTY! DON'T MISS THIS OPPORTUNITY....VIEW TODAY!



### Entrance Lobby

Upvc door to front, stairs to first floor landing and wall mounted heater. Part cladding to walls and telephone point.

### Lounge

13' 8" x 11' 9" MAX ( 4.17m x 3.58m MAX )  
Double glazed bay window to front, Tv point and bi folding doors to kitchen diner. Wall lights, gas coal effect fire with decorative wood surround, marble inlay and hearth.

### Kitchen Diner

15' 3" x 9' 8" ( 4.65m x 2.95m )  
Fitted kitchen with a range of wall and base units, complementary work surfaces and splashbacks. Stainless steel sink drainer with mixer tap. Gas hob, double gas oven and electric grill, wall mounted cooker hood. Integrated microwave, plumbing for washing machine and dishwasher, telephone point. Door to pantry and double glazed Upvc door to garden. Double glazed window to rear.

### First Floor Landing

Access to loft space, double glazed window to side and doors to accommodation.

### Bedroom One

13' 1" x 8' 9" ( 3.99m x 2.67m )  
Double glazed window to front.

### Bedroom Two

11' 8" x 8' 9" To Wardrobes ( 3.56m x 2.67m To Wardrobes )  
Double glazed window to rear with views across to Emley Mast and fitted wardrobes to one wall with overhead storage. Telephone point.

### Bedroom Three

9' MAX x 6' 2" MAX Includes Bulkhead ( 2.74m MAX x 1.88m MAX Includes Bulkhead )  
Double glazed window to front, overstairs storage cupboard housing the water heater. TV point.

### Shower Room

Double glazed window to rear. Shower cubicle with wall mounted shower, wash hand basin with mixer tap, wc. Extractor fan, chrome towel warmer radiator and spotlights to ceiling. Laminate flooring and tiled walls where visible.

### Exterior

To the front of the property there is a lawned garden stocked with established plant, tree and shrubs. Tarmac driveway to side providing off street parking for multiple vehicles leading to the detached garage. The rear garden faces in a southerly direction and has been paved and lawned stocked with established plant, tree and shrubs.

### Detached Garage

16' 9" x 8' 2" ( 5.11m x 2.49m )  
Up and over door.



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## Russell Close, Heckmondwike

- Guide Price £130,000 - £140,000
- Three Bedroom Semi-Detached Property
- 13ft Lounge, 15ft Kitchen Diner
- Driveway For Multiple Vehicles
- Popular Cul-De-Sac Location

Tenure: Freehold EPC Rating: D

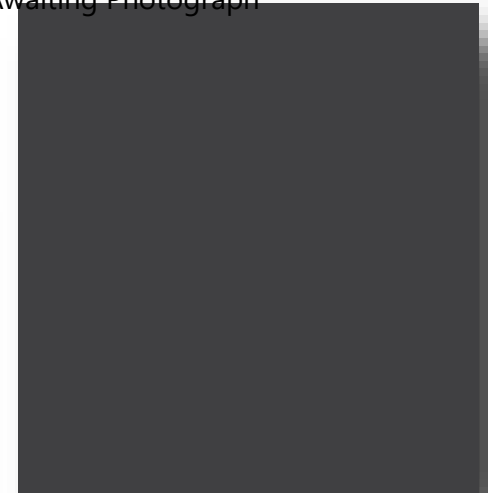
Council Tax Band: B

guide price

**£130,000**



Awaiting Photograph



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DWS117211 - 0005

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