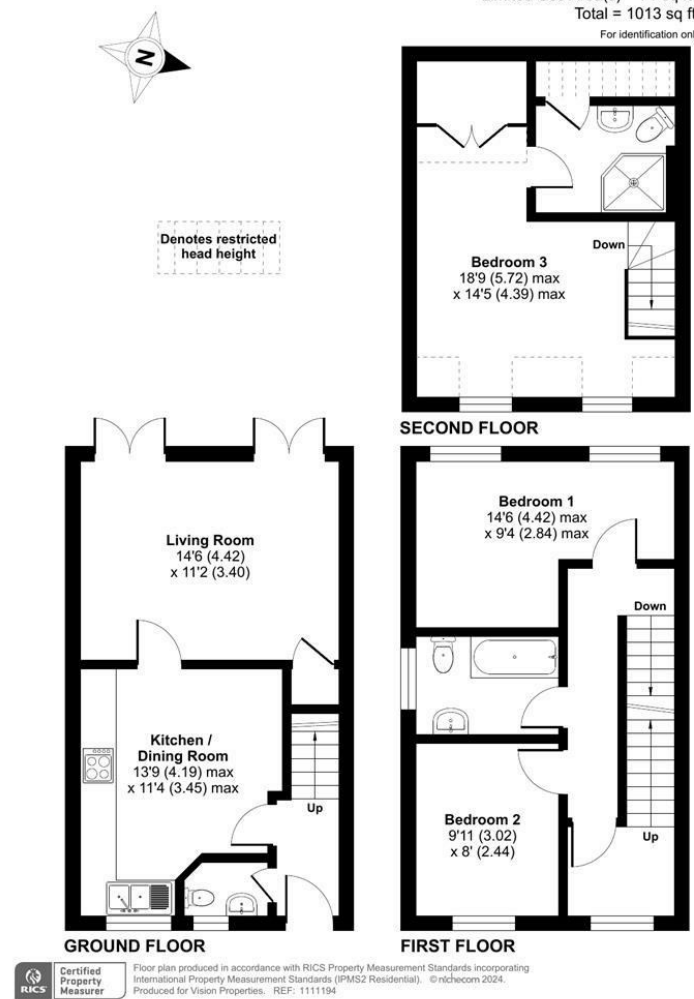


Redberry Avenue, Heckmondwike, WF16

Approximate Area = 942 sq ft / 87.5 sq m
 Limited Use Area(s) = 71 sq ft / 6.5 sq m
 Total = 1013 sq ft / 94 sq m
 For identification only - Not to scale



Redberry Avenue, WF16



PROPERTY ADDRESS
 37 Redberry Avenue
 Heckmondwike
 WF16 9FD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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- 3 double bedrooms and 2 bathrooms
- Sought-after Heckmondwike location
- 1000+ sq. ft. of living accommodation
- Landscaped west-facing rear garden

The property briefly comprises of:

Hallway - welcoming entrance hall with downstairs W/C

Kitchen / Diner (4.19 x 3.45) - positioned at the front of the property with vinyl flooring, modern units and integrated oven, gas hob and cooker extractor

Living room (4.42 x 3.40) - light and spacious living room with laminate flooring, storage cupboard and two french doors leading out onto the landscaped rear garden

Bedroom 2 (4.42 x 2.84) - good size double bedroom with plenty of light and grey carpeted floors

Bedroom 3 (3.02 x 2.44) - double bedroom with grey carpeted floors - ideal for home office if required

Master bedroom (5.72 x 4.39) - large master bedroom with en-suite situated on the second floor with integrated wardrobe and eaves storage

En-suite - three-piece en-suite with electric shower vinyl flooring and tiled shower enclosure

Bathroom - white 3-piece bathroom suite with shower over bath and part tiled walls

External - to the front of the property is driveway parking and steps leading up to entrance. To the rear is an easy to maintain west-facing landscaped rear garden with patio space and artificial grass.

Council Tax Band - C

985 years remaining on lease
Ground rent - £100 PA



Your Text Here

