



 **3**
Bedrooms

 **1**
Bathroom



Tudor Sales & Lettings are delighted to bring to the market this spacious three bedroom semi detached home located on Berwick Avenue.

Call our office on 0113 282 3056 for more information or to arrange a viewing!

Tudor Sales & Lettings are delighted to bring to the market for sale, this spacious three bedroom semi detached home located on Berwick Avenue in Heckmondwike. A particular key feature of this home are the far reaching open views from the rear garden area. The internal layout comprises in brief: - ground floor: - entrance hallway, kitchen, dining room and a lounge. First floor: - landing, three bedrooms and a bathroom. Benefits from double glazed windows and central heating. Externally, you have a driveway to the front that provides off road parking for several vehicles. To the rear, is a fully enclosed garden and garage. Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing!

Kitchen 5.91m x 2.12m (19' 5" x 6' 11")

Fitted with a range of wall and base units. Laminated worktops. Sink and tap. Integrated oven, hob and extractor over. Plumbing for washing machine. Central heating radiator. Three double glazed windows. Door opens to the rear garden.

Dining Room 4.31m x 3.62m (14' 2" x 11' 11")

Feature fire surround. Exposed floorboards. Coving to ceiling. Double glazed French doors open to the rear garden. Central heating radiator.

Lounge 4.40m x 3.57m (14' 5" x 11' 9")

Featrue fireplace. Coving to ceiling. Wall lights. Exposed floorboards. Double glazed window. Central heating radiator.

Bedroom 1 4.46m x 3.34m (14' 8" x 10' 11")

Double bedroom with fitted wardrobes. Double glazed window and a central heating radiator.

Bedroom 2 3.36m x 3.61m (11' x 11' 10")

Double bedroom with double glazed window and a central heating radiator. Fitted wardrobe.

Bedroom 3 2.11m x 2.51m (6' 11" x 8' 3")

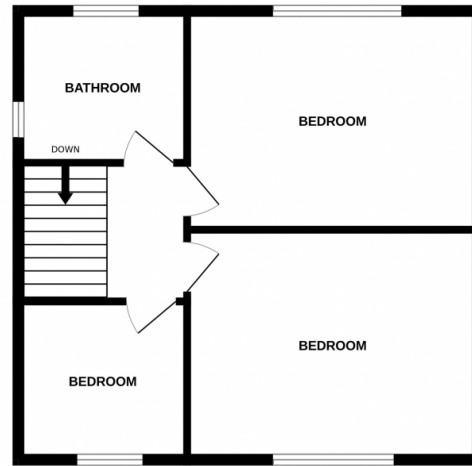
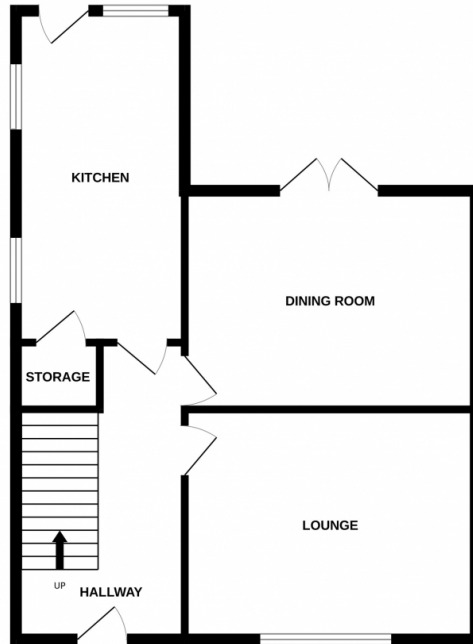
Double glazed window and a central heating radiator.

Bathroom 2.79m x 2.10m (9' 2" x 6' 11")

Comprising of: - bath, wash hand basin, wc and a shower cubicle. Two double glazed windows. Tile walls.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Berwick Avenue, Heckmondwike

