

local
properties

buy • sell • let



**9a Hollinbank Lane
Heckmondwike, WF16 9NF**

£230,000

Freehold

**** EXTENDED FOUR BEDROOM SEMI DETACHED - TWO RECEPTION ROOMS - BATHROOM & SHOWER ROOM - CATCHMENT AREA FOR HECKMONDWIKE GRAMMAR SCHOOL - NO CHAIN **** This property has gas central heating and PVCu double glazing and comprises: entrance hall, 21' lounge with dining area off, 16' sitting/dining room, fitted kitchen, ground floor shower room, landing, four bedrooms (two having fitted furniture), family bathroom. To the outside there are enclosed gardens to the front and rear, driveway providing off street parking and garage to the rear (no vehicular access). Conveniently located for access to all amenities this spacious property would make an ideal family home and viewing is recommended.



- EXTENDED FOUR BEDROOM SEMI • GCH & PVCu DG • TWO RECEPTION ROOMS • FITTED KITCHEN

ENTRANCE HALL

12' x 5'

Window and door to front.

LOUNGE

21' x 14'

Two windows to front. Stairs to first floor. Two radiators.

Arch to:

DINING AREA

9' x 7'

Radiator.

SITTING/DINING ROOM

16' x 8'

Two windows and door to rear. Radiator.

KITCHEN

13' x 8'

With base and wall units incorporating inset stainless steel sink and drainer. Electric oven and gas hob. Plumbed for automatic washing machine.

SHOWER ROOM

Window to rear. Part tiled. Three piece suite comprising: shower cubicle, pedestal wash hand basin and low flush wc. Ceramic tiled floor. Radiator.

LANDING

Access to loft.

BEDROOM ONE

13' x 10'

Storage cupboard. Window to front. Radiator.

BEDROOM TWO

10' x 7'

With fitted wardrobe. Window to front. Radiator.

BEDROOM THREE

8' x 7'

With fitted wardrobe. Window to rear. Radiator.

BEDROOM FOUR

8' x 7'

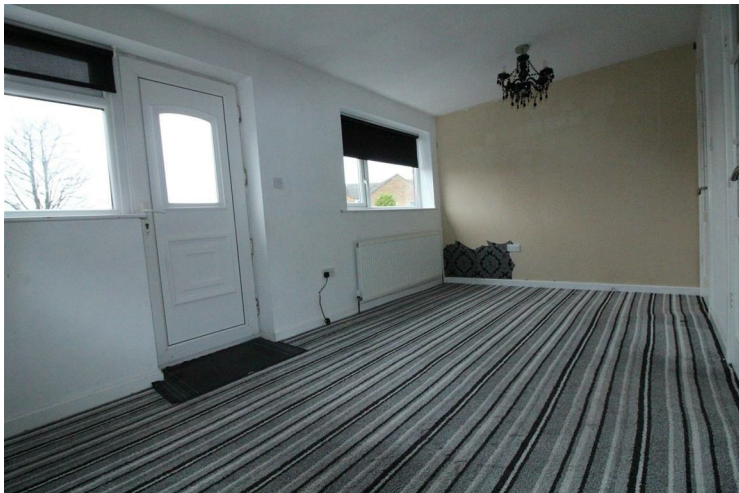
Window to rear. Radiator.

BATHROOM

With three piece suite comprising: bath with shower attachment, vanity wash hand basin, low flush wc. Heated towel rail. Window to rear.

EXTERIOR

Gravelled garden to the front of the property with driveway



• SHOWER ROOM & BATHROOM • ENERGY RATING - B • ENCLOSED GARDENS FRONT & REAR

providing off street parking. Enclosed paved garden to the rear of the property. Single garage to the rear of the property. Please note, there is no vehicular access to the garage.

HOW TO GET THERE

From our office in Birstall go down Smithies Lane and go straight ahead onto Smithies Moor Lane. Turn left onto White Lee Road and take the fifth right onto Oliver Road. Turn left at the T junction onto Hollinbank Lane where number 9a will be found on the right hand side, signified by our For Sale board.

NOTE

We understand from the vendor that the property has solar panels fitted which yield an income of approx £1500 pa. These are available to buy by separate negotiation.



- DRIVEWAY PROVIDING OFF STREET PARKING • NO CHAIN • CATCHMENT AREA FOR HECKMONDWIKE GRAMMAR SCHOOL





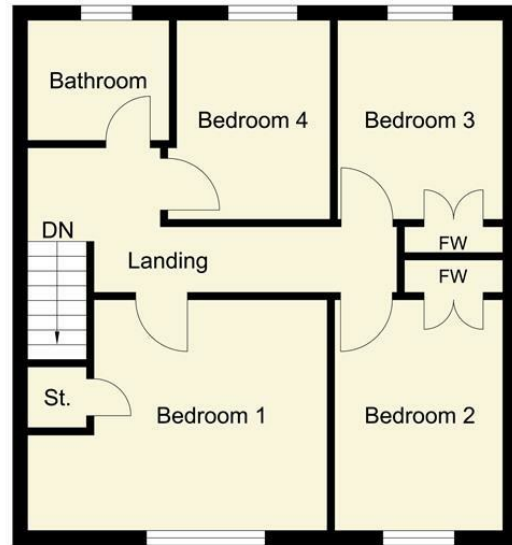
Additional Information

Local Authority - Kirklees
Council Tax - Band B
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold



Ground Floor



First Floor

9A Hollinbank Lane



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 87 | 90 |
| (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 | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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