

local  
properties

buy • sell • let

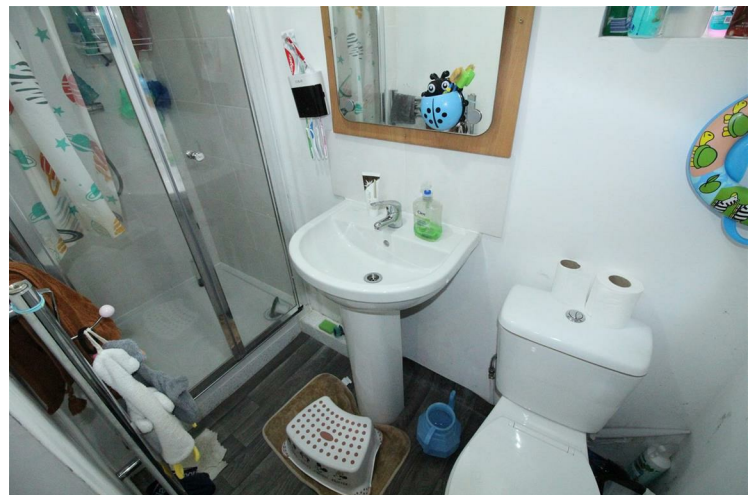


**29 Longfield Road**  
**Heckmondwike, WF16 9EJ**

**£105,000**

**Freehold**

\*\*\*\*\* TWO BEDROOM EXTENDED END TERRACE - LOUNGE & SEPARATE KITCHEN - UTILITY ROOM - GROUND FLOOR SHOWER ROOM - OFF STREET PARKING - NO CHAIN \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: lounge, fitted kitchen, ground floor shower room, utility room, cellar, landing, two bedrooms. To the outside, there is a tarmac area to the front providing off street parking. Located in the catchment area for Heckmondwike Grammar School and close to all amenities, this property would make an ideal first purchase or buy to let investment.





• TWO BEDROOM EXTENDED TERRACE HOUSE • GCH & PVCu DG • SPACIOUS LOUNGE • SEPARATE FITTED KITCHEN

### UTILITY ROOM

8' x 7'

With plumbing for automatic washing machine. Door & windows to front. Radiator.

### VESTIBULE

Stairs to first floor.

### LOUNGE

15' x 14'

Window to front. Radiator.

### KITCHEN

7' x 6'

With base and wall units incorporating stainless steel sink unit. Gas cooker point. Ceramic tiled floor. Access to cellar. Window to side.

### SHOWER ROOM

With shower cubicle, pedestal wash hand basin, low flush wc. Heated towel rail. Window to side..

### LANDING

Access to first floor rooms.

### BEDROOM ONE

16' x 11'

Window to front. Radiator.

### BEDROOM TWO

8' x 6'

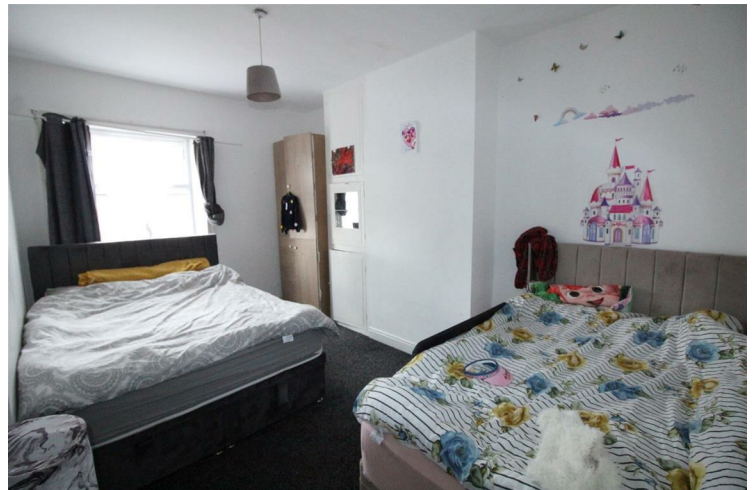
Window to front. Radiator.

### EXTERIOR

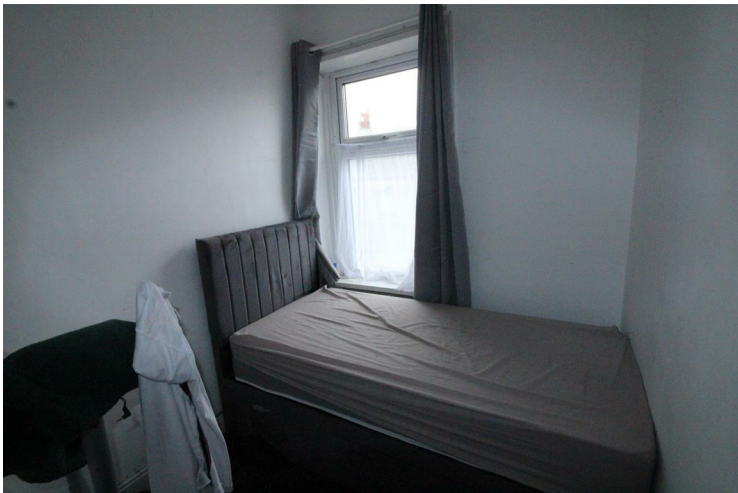
Tarmac area to the front of the property providing off street parking/patio.

### DIRECTIONS

From Birstall centre proceed down Smithies Lane and go straight on at the traffic lights onto Smithies Moor Lane. Turn left at the crossroads onto White Lee Road and continue to the traffic lights at the end. Turn right onto Batley Road and go straight on at the next set of lights onto High Street. Take the second right onto Chapel Lane which runs into Longfield Road. Number 29 will be found on the right hand side, signified by our For Sale board.



- UTILITY ROOM • GROUND FLOOR SHOWER ROOM • EPC - E • OFF STREET PARKING • NO CHAIN

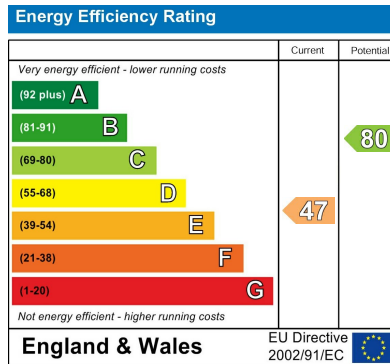




## Additional Information

**Local Authority** - Kirklees  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Floor Area** - sq ft  
**Tenure** - Freehold



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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