

local
properties

buy • sell • let



16 White Lee Side
Heckmondwike, WF16 9PD

£199,950

Freehold

**** TWO BEDROOM SEMI DETACHED BUNGALOW - GENEROUS PLOT - GARAGE & OFF STREET PARKING - NEW BOILER FITTED 2024 - NO CHAIN **** This property has gas central heating and PVCu double glazing and comprises: entrance hall, spacious lounge, dining kitchen, two bedrooms, bathroom. To the outside there are lawned gardens to the front and rear, paved patio to the side and driveway leading to single detached garage. Located in a cul-de-sac, the property is ideally placed for access to local amenities, neighbouring towns and cities and the nearby motorways. Viewing is recommended so it may be fully appreciated



• SEMI DETACHED BUNGALOW ON GENEROUS PLOT • TWO BEDROOMS • GCH, PVCu DG & BURGLAR ALARM

ENTRANCE HALL

Access to part boarded loft via pull down ladder. Door to side. Radiator.

LOUNGE

16' 3" x 11'

Fireplace surround with inset Living Flame electric fire. Wall light points. Window to front. Two radiators.

DINING KITCHEN

11' 1" x 10' 3"

With base and wall units incorporating stainless steel sink and drainer. Plumbing for automatic washing machine. Electric cooker point with extractor over. Pantry. Window to front. Radiator.

BATHROOM

Window to side. Three piece suite comprising: bath with shower over and screen, pedestal wash hand basin and low flush wc. Fully tiled. Radiator.

BEDROOM ONE

12' 8" x 10' 9"

Window to rear. Radiator.

BEDROOM TWO

10' 2" x 7' 5"

Window to rear. Radiator.

EXTERIOR

Lawn to front and rear. Paved to side and Tarmac drive leading to single detached garage.

HOW TO GET THERE

From our office in Birstall proceed down Smithies Lane and at the traffic lights go straight ahead onto Smithies Moor Lane. Turn left at the junction onto White Lee Road and go straight on at the mini roundabout. Take the second right onto Leaside Road and White Lee Side is the first turning on the left. Number 16 will be found on the left hand side, signified by our For Sale sign.



• NEW BOILER FITTED 2024 • LOUNGE & DINING KITCHEN • GARDENS TO THREE SIDES • DRIVEWAY & GARAGE • CUL - DE - SAC LOCATION • EPC - D • NO CHAIN








Additional Information

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

Floor Area - sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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