

# 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 Leeside 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.

















## **Additional Information**

Local Authority - Kirklees Council

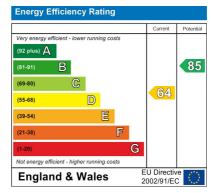
Council Tax - Band C

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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