

local
properties
buy • sell • let



183 Leeds Old Road Heckmondwike, WF16 9BB

£179,950
Freehold

**** THREE BEDROOM SEMI DETACHED - ROBES TO TWO BEDROOMS - LOUNGE & DINING AREA - DINING KITCHEN - GARDENS & DRIVE - NO CHAIN **** This property has gas central heating and double glazing and comprises: entrance hall, lounge with dining area, dining kitchen, landing, three bedrooms and bathroom with three piece suite. To the outside there is small garden to the front and enclosed patio and lawned garden to the rear and larger than average drive to side. Situated in a popular residential area being close to local amenities this property is an ideal family home and must be viewed to appreciate the accommodation on offer.



- EXTENDED THREE BEDROOM SEMI DETACHED • GCH & PVCu DG • SPACIOUS LOUNGE • L SHAPED DINING KITCHEN

ENTRANCE HALL

Stairs to first floor. Door and window to front. Radiator.

THROUGH LOUNGE

19'4" x 11'1"

Fitted gas fire. Bay window to front. Fitted gas fire.
Radiator.

DINING KITCHEN

17'0" x 17'0"

With base and wall units incorporating stainless steel sink and drainer. Electric cooker point. Plumbed for automatic washing machine. Window to side and two windows and door to rear. Two radiators.

LANDING

Window to side.

BEDROOM ONE

10'5" x 7'6"

With fitted wardrobes. Window to front.

BEDROOM TWO

9'10" x 6'2"

With fitted wardrobes. Window to rear.

BEDROOM THREE

8'6" x 7'6"

With storage cupboard. Window to front.

BATHROOM

With three piece suite comprising: bath with shower over, pedestal wash hand basin, low flush wc. Window to rear.
Radiator.

EXTERIOR

Lawned garden to the front with borders. Larger than average enclosed garden to the rear which is lawned with well established borders and mature trees and shrubs.
Garden shed. Driveway to the side providing off street parking for several vehicles.

HOW TO GET THERE

From Birstall centre proceed down Smithies Lane and bear right at the traffic lights onto Huddersfield Road. Turn left at the next set of lights onto White Lee Road and Leeds Old Road is the second turning on the right. Number 183 will be found on the right hand side, signified by our For Sale board.

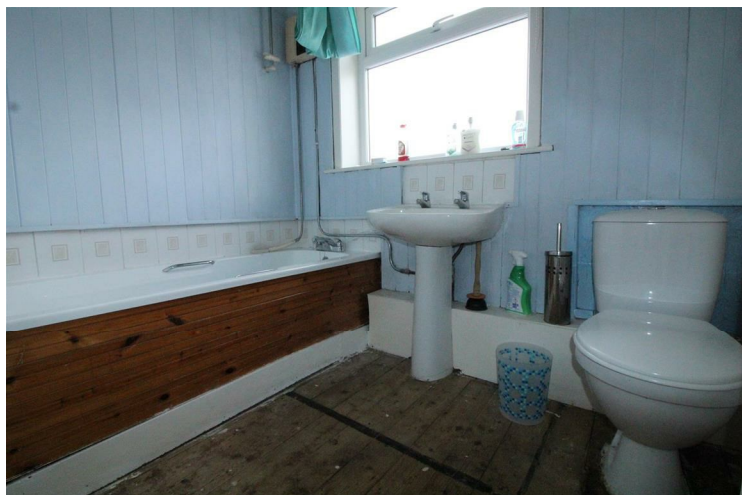


- FITTED BEDROOM FURNITURE • LARGER THAN AVERAGE GARDENS • DRIVEWAY PROVING OFF STREET PARKING



• PRICED TO ALLOW FOR UPDATING • ENERGY RATING - D • NO CHAIN





Additional Information

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

Floor Area - sq ft
Tenure - Freehold

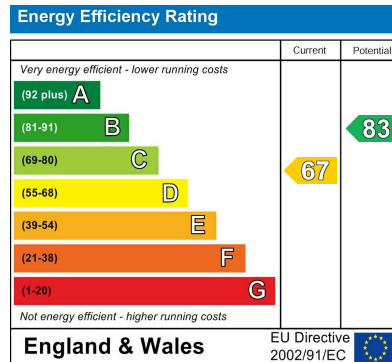


Ground Floor



First Floor

183 Leeds Old Road



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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