

local  
properties

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## 76 Leeds Old Road Heckmondwike, WF16 9BB

£294,950

Freehold

\*\*\*\*\* WELL PRESENTED EXTENDED THREE BEDROOM DETACHED BUNGALOW - GENEROUS CORNER PLOT WITH SCOPE TO EXTEND - TWO RECEPTION ROOMS & DINING KITCHEN - BATHROOM, SHOWER ROOM & UTILITY - SPACIOUS & VERSATILE LIVING ACCOMMODATION WHICH MUST BE VIEWED \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance hall, lounge, sitting room, dining kitchen, utility room, three double bedrooms, family bathroom, shower room. On a corner plot, there are well proportioned gardens to three sides and driveway providing off street parking for several vehicles. The extension to the property could be used as a self contained dwelling, ideal for multi-generational living. With potential to extend further (subject to the necessary consent being obtained), this well proportioned property would ideally suit a family and viewing is recommended.





# • THREE BEDROOM DETACHED BUNGALOW • GENEROUS CORNER PLOT WITH SCOPE TO EXTEND

## ENTRANCE HALL

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

## LOUNGE

15'1" x 13'9"

Stone fireplace surround with fitted gas fire. Window to front, two windows to side and patio doors to rear.

Radiator.

## DINING KITCHEN

17'4" x 13'9"

With base and wall units incorporating pot sink. Gas cooker point. Extractor hood. Tiled splashbacks. Laminate flooring. Bay window to front. Radiator.

## SITTING ROOM

23'7" x 9'2"

Window and door to rear. Radiator.

## UTILITY ROOM

11'5" x 9'10"

Plumbing for automatic washing machine. Doors to side and front of the property. Velux window to front. Radiator.

## SHOWER ROOM

Fully tiled with three piece suite comprising: shower, vanity

wash hand basin, low flush wc. Heated towel rail. Window to rear.

## BEDROOM ONE

20'0" x 9'6"

Window to rear. Radiator.

## BEDROOM TWO

13'1" x 10'9"

Window to rear. Radiator.

## BEDROOM THREE

11'1" x 10'9"

Window to rear. Radiator.

## BATHROOM

Part tiled with three piece suite comprising: bath with shower attachment, pedestal wash hand basin, low flush wc. Extractor fan. Heated towel rail.

## EXTERIOR

Larger than average lawned private gardens to the front, side and rear with mature trees and shrubs. Paved patio to the rear. Driveway to the side providing off street parking for several vehicles

## DIRECTIONS



- GCH & PVCu DG • LOUNGE & SITTING ROOM • DINING KITCHEN & UTILITY ROOM • FAMILY BATHROOM & SHOWER ROOM

From Birstall centre proceed down Smithies Lane and go straight ahead at the traffic lights onto Smithies Moor Lane. Go straight on at the crossroads onto Leeds Old Road where number 76 will be found on the left hand side, just before the junction with Priestley Avenue. There is no For Sale board in situ.

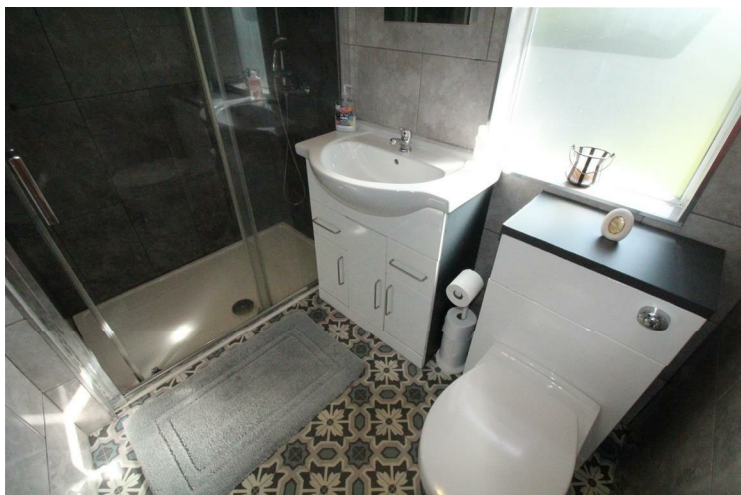




- GARDENS TO THREE SIDES & OFF STREET PARKING • SPACIOUS & VERSATILE LIVING ACCOMMODATION • EPC - tbc • VIEWING ESSENTIAL







## Additional Information

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

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



### Leeds Old Road



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