



40 Castle Hill View Heckmondwike, WF16 0BX

£850 PCM

***** TWO BEDROOM TOWN HOUSE - REDECORATED THROUGHOUT - CUL-DE-SAC LOCATION - ENCLOSED GARDEN TO REAR & ALLOCATED PARKING - AVAILABLE NOW ***** This property has gas central heating and double glazing and comprises: entrance vestibule, lounge, fitted dining kitchen, landing, two bedrooms (with fitted wardrobes to bedroom two), bathroom. To the outside, there is an enclosed rear garden and allocated parking to the front. Situated in a cul-de-sac, the property is ideally placed for access to all amenities and is in the catchment area for Heckmondwike Grammar School. Ideally suiting a couple or small family, viewing is recommended. Deposit - £980



- TWO BEDROOM TOWN HOUSE • REDECORATED THROUGOUT • LOUNGE & DINING KITCHEN • BATHROOM WITH SHOWER

ENTRANCE VESTIBULE

Stairs to first floor. Door to front. Radiator.

LOUNGE

Fireplace surround with fitted gas fire. Coving to ceiling. Understairs storage cupboard. Window to front. Radiator.

DINING KITCHEN

With base and wall units incorporating composite sink and mixer tap. Gas hob, electric oven and extractor hood. Plumbing for automatic washing machine. Tiled splashbacks. Window and patio doors to rear. Radiator.

LANDING

Access to loft.

BEDROOM ONE

Airing cupboard. Window to front. Radiator.

BEDROOM TWO

With fitted wardrobes to one wall. Window to rear. Radiator.

BATHROOM

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

EXTERIOR

Enclosed garden to the rear which is mainly laid to lawn with paved patio. Allocated parking space to the front.

DIRECTIONS

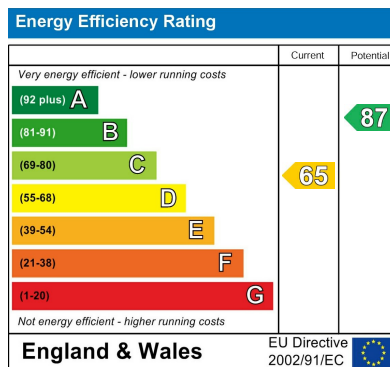
From Birstall centre proceed down Smithies Lane and go straight on at the traffic lights onto Smithies Moor Lane. Turn left at the crossroads onto White Lee Road and continue to the

traffic lights. Turn right onto Batley Road and go straight on at the next lights onto High Street. Take the third left onto Cawley Lane and turn left at the end onto Castle Hill View. Turn right at the T junction and number 40 will be found in the second cul-de-sac on the right, signified by our To Let board.



- FITTED WARDROBES TO BEDROOM TWO • ENCLOSED GARDEN TO REAR • ALLOCATED PARKING TO FRONT • EPC - D • DEPOSIT - £980 • AVAILABLE NOW





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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