

local  
properties

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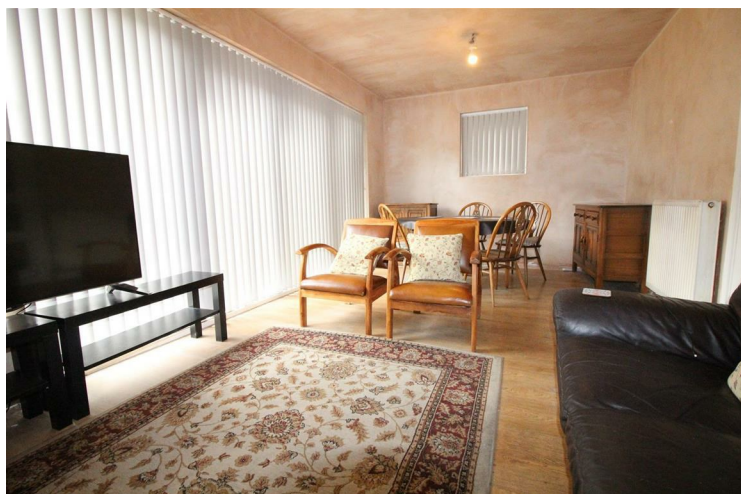


## 3a Vernon Road Heckmondwike, WF16 9LU

£184,950

Freehold

\*\*\*\*\* THREE BEDROOM DETACHED HOUSE - CATHCMENT AREA FOR HECKMONDWIKE GRAMMAR SCHOOL - RE-WIRED AND NEW PVCu DG FITTED 2024 - GROUND FLOOR BEDROOM & BATHROOM - GARAGE & SUBSTANTIAL OUTBUILDING - NO CHAIN \*\*\*\*\* This property has gas central heating and offers versatile living accommodation which comprises: entrance hall, lounge, fitted kitchen, utility room, ground floor bedroom, ground floor bathroom, landing, two first floor bedrooms, separate wc. To the outside, there are low maintenance gardens to the front and rear, driveway providing off street parking for several vehicles and larger than average garage (5.2m x 3.6m) with attached outbuilding (5m x 4m) which could be used for a variety of purposes. Located close to Heckmondwike town centre and all amenities, the property is within easy access of the motorway network and viewing is advised.





- THREE BEDROOM DETACHED HOUSE WITH VERSATILE ACCOMMODATION • CATCHMENT AREA FOR HECKMONDWIKE GRAMMAR SCHOOL • RE-WIRED & NEW PVCu DG FITTED 2024 • SPACIOUS LOUNGE & FITTED KITCHEN • GROUND FLOOR BEDROOM & BATHROOM

## ENTRANCE HALL

Stairs to first floor. Coving to ceiling. Composite door to side. Radiator.

## CLOAKS CUPBOARD & WALK-IN CUPBOARD

Accessed from hall.

## LOUNGE

17'8" x 10'5"

French doors to front and window to side. Radiator.

## KITCHEN

9'10" x 6'6"

With base and wall units incorporating stainless steel sink unit. Electric cooker point. Plumbing for dishwasher.

Window to side.

## BEDROOM ONE

10'2" x 7'2"

Window to rear. Radiator.

## BATHROOM

With three piece suite comprising: bath with shower over and screen, vanity wash hand basin, low flush wc. Heated towel rail. Window to rear.

## LANDING

With fitted wardrobes and window to side.

## BEDROOM TWO

10'5" x 10'5"

With windows to front and side. Radiator.

## BEDROOM THREE

10'2" x 6'6"

Window to side. Radiator.

## SEPARATE WC

With low flush wc and pedestal wash hand basin. Window to side.

## UTILITY ROOM

With plumbing for automatic washing machine and window to rear.

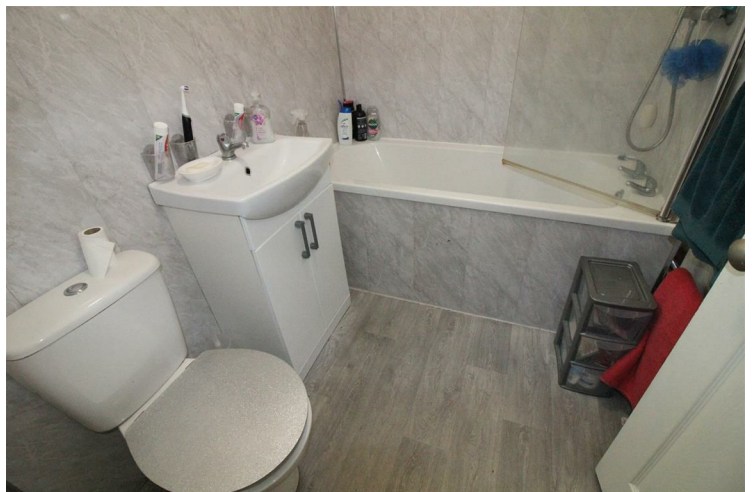
## EXTERIOR

Paved garden to the front of the property with mature shrubs. Paved garden to the rear. Driveway to the side providing off street parking for several vehicles.

## GARAGE

17'0" x 11'9"

Larger than average garage (5m x 4m).



- LOW MAINTENANCE GARDENS FRONT & REAR • DRIVEWAY PROVIDING AMPLE OFF STREET PARKING • LARGER THAN AVERAGE GARAGE WITH ATTACHED WORKSHOP/OUTBUILDING • EPC - D • NO CHAIN

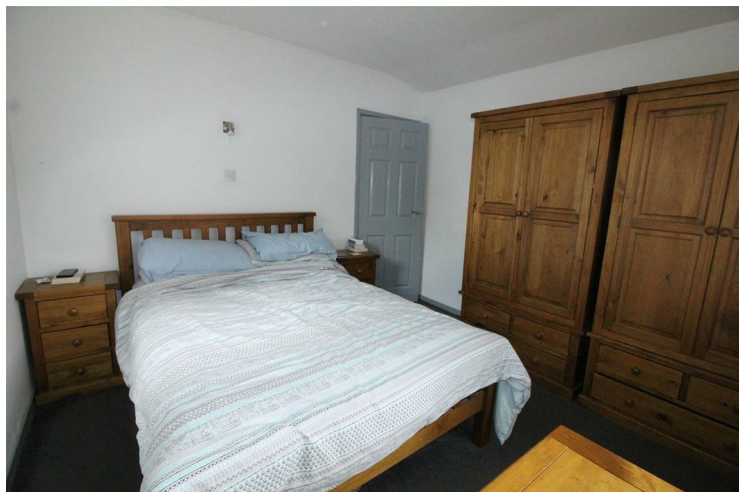
## WORKSHOP

16'4" x 13'1" approx

Attached to garage which could be used for a variety of purposes.

## DIRECTIONS

From Birstall centre proceed down Smithies Lane and go straight ahead at the traffic lights onto Huddersfield Road. Go straight on at the next two sets of traffic lights and turn left at the third onto Wakefield Road. Vernon Road is the first turning on the left and number 3a will be found on the left hand side. There is no For Sale board in situ.







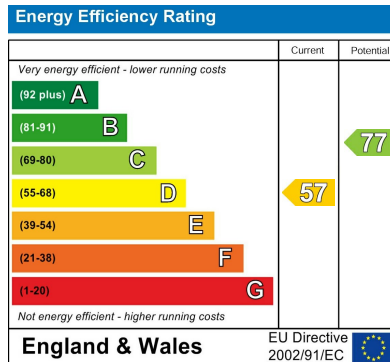




## Additional Information

**Local Authority** - Kirklees  
**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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