



208 Halifax Road, Heckmondwike, WF16 0DU

£205,000

Offered FOR SALE is this STUNNING THREE bedroom stone cottage in the popular area of Heckmondwike. Refurbished to the highest standard the accommodation comprises; Entrance lobby, spacious lounge, dining kitchen, cloaks/w.c/utility and rear lobby. To the first floor; landing, three bedrooms, master with en-suite shower room and bathroom. Gardens front and rear. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential. Offered FOR SALE with NO CHAIN.

Ground Floor

Entrance Lobby

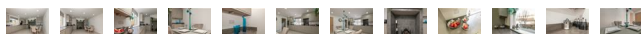
Upvc double glazed door to front. Laminate floor and cornice to ceiling. Door to lounge;

Lounge



Radiator, electric fire with original marble fireplace, cornice to ceiling and beams. Upvc double glazed window to front and door to dining kitchen;

Dining Kitchen



Having a range of wall and base units with laminate worktop and splashbacks. Double electric oven and grill, integrated dishwasher and stainless steel sink and drainer. Induction hob with glass splashback and extractor hood above. Radiator, laminate floor and Upvc double glazed window to rear. Feature tiled fireplace with wooden mantel and spotlights. Doors to rear lobby and cloaks/w.c/utility;

Cloaks/w.c/utility



Two piece suite comprising low flush w.c. and sink with vanity unit. Radiator, plumbing for washing machine, spotlights, electric meter and fusebox.

Rear Lobby

Upvc obscure double glazed door to rear, radiator and laminate floor. Cupboard housing the 'Worcester' condensing combi boiler and staircase access to first floor;

First Floor

Landing

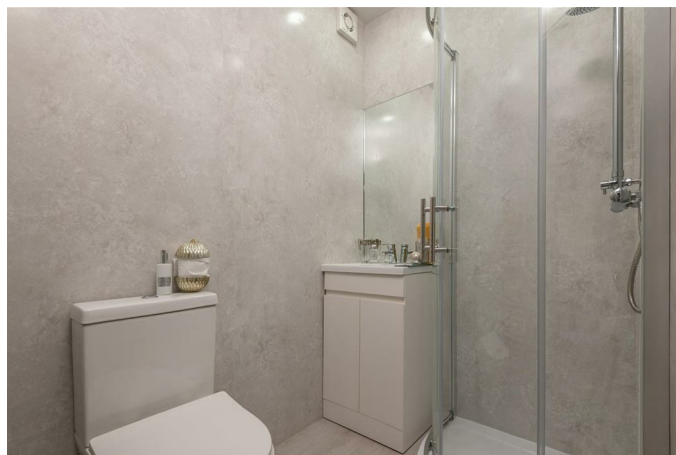
Doors to bathroom and bedrooms;

Bedroom One



Double bedroom with beam to ceiling, radiator and Upvc double glazed window to rear. Door to en-suite shower room;

En-suite Shower Room



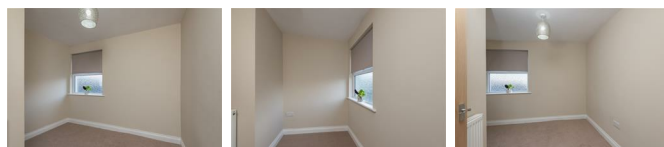
Three piece suite comprising low flush w.c. sink with vanity unit and corner shower cubicle with mains shower and mains waterfall shower. LVT floor, shower walls and chrome heated towel radiator. Extractor fan, spotlights and Upvc ceiling.

Bedroom Two



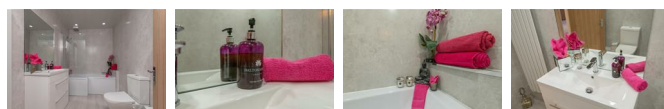
Double bedroom with radiator, beam to ceiling and Upvc double glazed window to front.

Bedroom Three



Single bedroom with radiator and Upvc double glazed window to rear.

Bathroom



Three piece suite comprising low flush w.c. sink with vanity unit and 'p' shaped bath with glass shower screen and mixer shower. LVT floor, shower walls and Upvc ceiling. Radiator, extractor fan and spotlights.

External



To the front is an enclosed lawn garden with raised flowerbed. Path with pebbles to side leads to the front door. Pebbled and paved garden to rear.

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

G

Council Tax Band

B

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Call for a FREE, no obligation valuation.

Boundaries & Ownerships

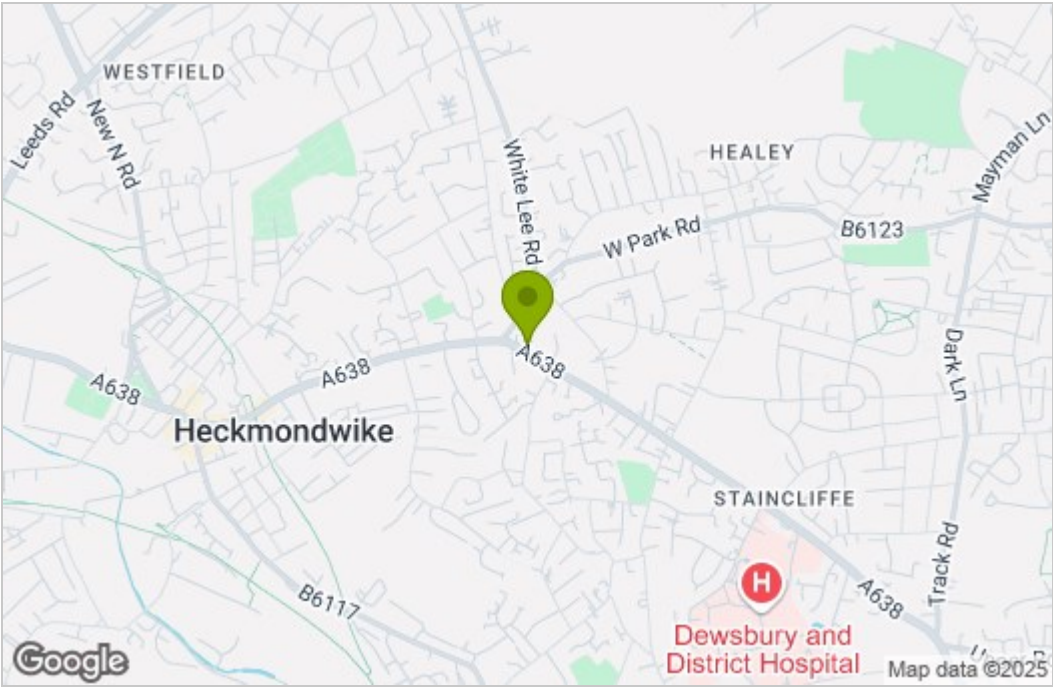
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

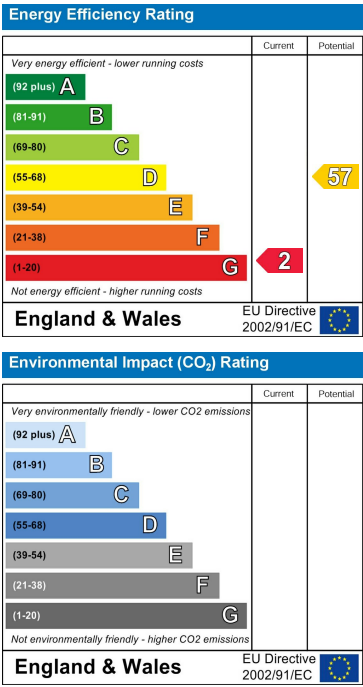
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.