

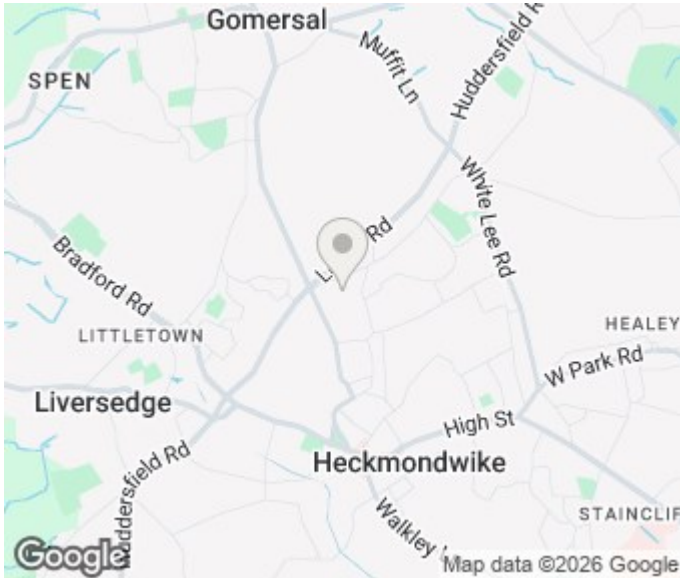
## 100 GREENFIELDS


WEST YORKSHIRE, WF16 9HD

£169,950

\*\*\* TWO BEDROOM TOWN HOUSE - POPULAR CUL-DE-SAC - ENCLOSED GARDEN & ALLOCATED PARKING - NO CHAIN \*\*\* This property has gas central heating & PVCu double glazing and comprises: entrance vestibule, lounge with dining area, fitted kitchen, two double bedrooms, bathroom. To the outside there is an enclosed rear garden and one allocated parking space to the front. It is located in a cul-de-sac less than one mile from Heckmondwike Town Centre giving easy access to the neighbouring towns and nearby motorway network. In our opinion, this would make an ideal first purchaser buy to let investment and viewing is recommended.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<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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