



YORKSHIRE'S  
**FINEST**  
HOMES COLLECTION



# Milton Square, Heckmondwike

Offers In The Region Of  
£500,000

- Spacious detached home with flexible living space
- Kitchen diner with utility and garden views
  - 4 bedrooms (3 doubles, 1 single) and family bathroom
  - Lounge with fireplace plus extra reception/bedroom
- Driveway, large garage, and conversion potential (STPP)
- Generous gardens, great location, no onward chain

A beautiful, detached property featuring a spacious kitchen diner, formal dining area, lounge, additional reception room/bedroom, utility room, three double bedrooms, one single bedroom, and a family bathroom. The property also benefits from a driveway, large garage, and outbuildings with development potential (subject to planning), all set within attractive grounds in a highly desirable location. No upper chain.



The front door opens into a spacious hallway, currently used as a formal dining area, with stairs leading to the first floor.

The kitchen diner features a range of wall and base units, along with a freestanding electric range cooker. This bright space enjoys a lovely view over the front garden and comfortably accommodates an additional dining table for informal meals. A door leads through to a useful porch and then utility room.

The living room continues the home's character, centred around a beautiful fireplace, creating an inviting space ideal for relaxing.

An additional reception room, currently used as a large home office, offers excellent flexibility and could serve as a games room or ground-floor bedroom. The downstairs also enjoys a downstairs cloakroom.

Upstairs, the first-floor landing provides access to three double bedrooms, one single bedroom, and the house bathroom, all enjoying pleasant outlooks.

Externally, the property benefits from a driveway leading to a large double and small garage, and also workshop, which offers potential for conversion into a separate dwelling, subject to the necessary planning permissions. The house is surrounded by generous lawned gardens with mature trees, creating a beautiful setting. The property has two entrances of which both are gated. This property benefits from the addition of solar panels, offering enhanced energy efficiency and reduced running costs.

Ideally located in the heart of the town, the property provides excellent access to local amenities and schools, including Heckmondwike Grammar. It is offered to the market with no upper chain.













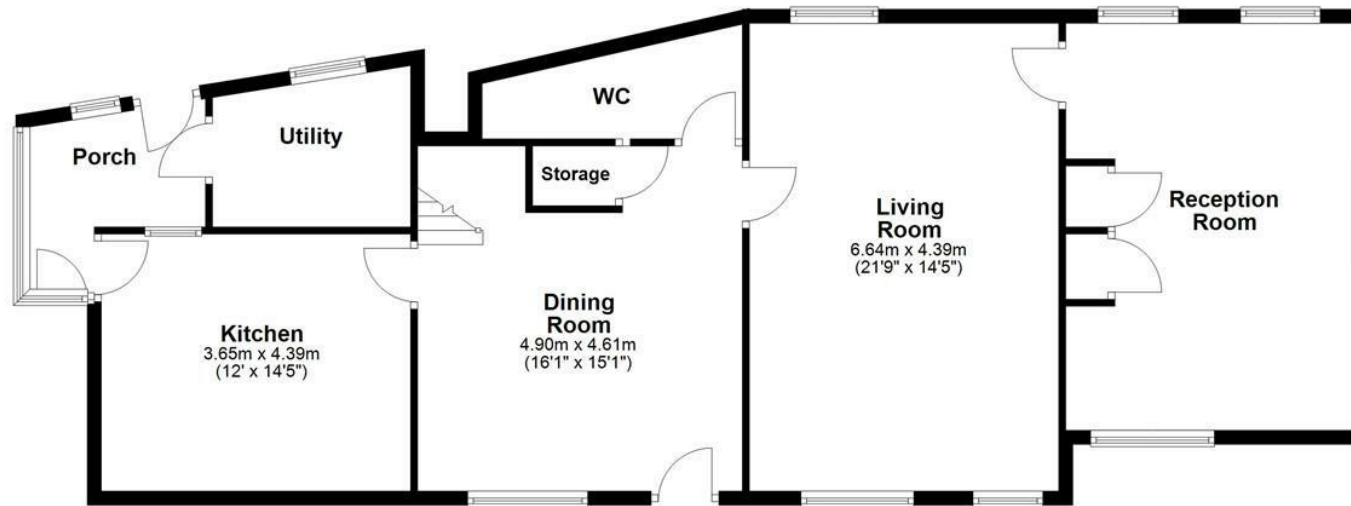






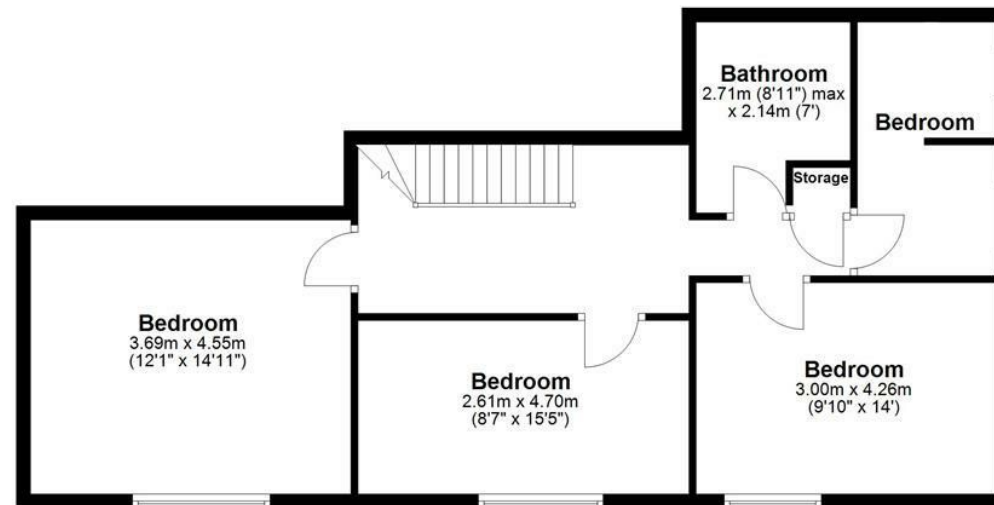
### Ground Floor

Approx. 108.8 sq. metres (1171.1 sq. feet)



### First Floor

Approx. 69.9 sq. metres (752.9 sq. feet)



Total area: approx. 178.7 sq. metres (1924.0 sq. feet)



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