



**Centre Street, Heckmondwike,**  
**Offers In Excess Of £100,000**

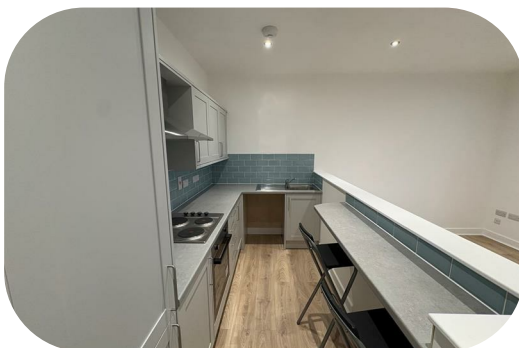
- \* END TERRACE \* TWO BEDROOMS \* FULLY MODERNISED \* IDEAL FTB/INVESTOR \*
- \* CLOSE TO AMENITIES & TRANSPORT LINKS \* MODERN KITCHEN & BATHROOM \*

Superbly presented two bedroom end terrace property.

Ideally located in the heart of Heckmondwike town centre which boasts amenities, shops and excellent motorway links.

The property has been fully modernised throughout and would appeal to a first time buyer or investor. Benefits from a modern fitted kitchen, house bathroom, gas central heating and double glazing.

Viewing Essential!!





Entrance Vestibule

Open Plan Lounge / Kitchen

15'7" x 15' (4.75m x 4.57m)

Modern fitted kitchen area having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor hood, breakfast bar, plumbing for auto washer. The lounge area has a double glazed window and radiator.

Cellar

Useful storage.

First Floor

With built in storage and radiator.

Bedroom One

10'6" x 9'8" (3.20m x 2.95m)

With radiator and double glazed window.

Bedroom Two

9'7" x 7' (2.92m x 2.13m)

With radiator and double glazed window.

Bathroom

Modern three piece suite comprising P shaped bath, low suite wc, pedestal wash basin, radiator, extractor fan, complementary wall tiling and tiled floor.

Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, after 1.6 miles turn left onto Leeds Rd/A62, right onto New N Rd/B6117, right onto Centre St and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A / Kirklees



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

