

local
properties

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88 Greenfields Heckmondwike, WF16 9HD

£950 PCM

**** WELL PRESENTED TWO BEDROOM END TOWN HOUSE - CONSERVATORY TO REAR - ENCLOSED REAR GARDEN - AVAILABLE NOW **** This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, lounge, conservatory, fitted kitchen, landing, two bedrooms, bathroom. To the outside, there is an open plan garden to the front, enclosed rear garden with decking and allocated parking for two cars to the side. Located in a popular residential area, the property is close to all amenities with good motorway access. Deposit £1095. Council Tax Band - B



- Two Bedroom End Town House • GCH & PVCu DG • Spacious Lounge • Conservatory To Rear • Fitted Kitchen

ENTRANCE VESTIBULE

Laminate tiled floor. Door to front. Radiator.

LOUNGE

Inset electric fire. Stairs to first floor. Understairs storage cupboard. Two radiators. Patio doors leading to:

CONSERVATORY

With laminate flooring and french doors leading to rear garden.

KITCHEN

With base and wall units incorporating stainless steel sink unit. Gas hob, electric oven and extractor hood. Plumbing for automatic washing machine. Tiled splashbacks. Laminate tiled floor. Window to front. Radiator.

LANDING

Access to loft.

BEDROOM ONE

Airing cupboard. Window to rear. Radiator.

BEDROOM TWO

Window to front. Radiator.

BATHROOM

Fully tiled with three piece suite comprising: bath with shower over and screen, pedestal wash hand basin, low flush wc. Ceramic tiled floor. Heated towel rail. Window to front.

EXTERIOR

Open plan lawned garden to the front of the property. Enclosed rear garden with decking. Off street parking for two vehicles to the side.

NOTE

Children - Yes

Smokers - outside only

The property is available now

DIRECTIONS


From Birstall proceed along the A62 Huddersfield Road. At Six Lane Ends traffic lights take a sharp left onto Leeds Old Road and at the mini roundabout turn right onto Nunroyd. Greenfields is the next turning on the right where number 88 will be found at the head of the cul-de-sac and is signified by our To Let board.



- Enclosed Rear Garden • Allocated Parking For Two Cars • Deposit - £1095 • Available Now • EPC - D





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