



**Snow
Gate™**

**Estate
agency
done
properly**



13 Lawrence Crescent

Heckmondwike, WF16 9AZ

A two double bedroom semi-detached bungalow occupying a pleasant position on this well regarded cul de sac, within close proximity to the local amenities. Also well positioned for access to motorway networks and close to public transport links. The property does require modernisation throughout but presents an excellent opportunity for the next owners. The gated driveway provides off road parking for multiple vehicles and leads up to the single garage. Set to the rear is a South-facing garden which is mainly lawned with mature borders. NO CHAIN!

£195,000

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- TWO BEDROOM SEMI-DETACHED TRUE BUNGALOW
- SOUTH-FACING REAR GARDEN
- GOOD SIZED BEDROOMS
- LARGE GATED DRIVEWAY & SINGLE GARAGE
- WOULD BENEFIT FROM MODERNISATION THROUGHOUT
- NO ONWARD CHAIN

Entrance

Lounge

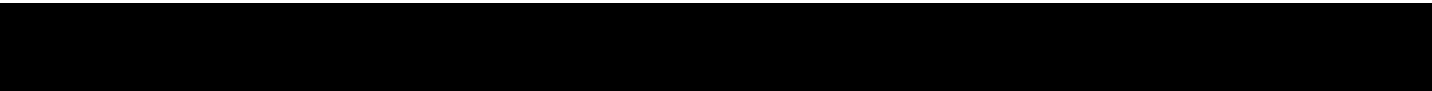
Kitchen

Bathroom

Bedroom One

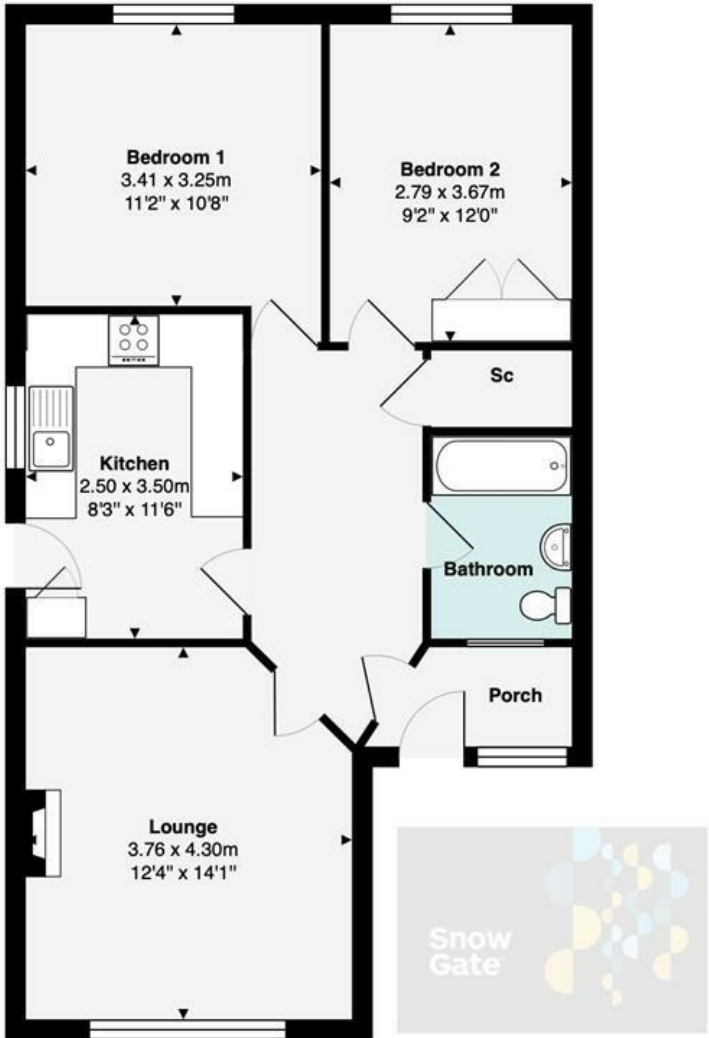
Bedroom Two

Garden, Garage & Driveway





Floor Plan



Lawrence Crescent, Heckmondwike, WF16 9AZ

Total Area: 64.5 m² ... 694 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

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.

