

local  
properties

buy • sell • let



## 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.



• TWO BEDROOM TOWN HOUSE • PVCu DG & GCH • LOUNGE WITH DINING AREA • FITTED KITCHEN

### ENTRANCE VESTIBULE

Laminate flooring. Door to front. Radiator.

### LOUNGE

18'4" x 11'9"

Patio doors to rear. Stairs to first floor. Understairs storage cupboard. Radiator.

### KITCHEN

8'0" x 7'10"

Wall and base units incorporating asterite sink and mixer tap. Gas hob, electric oven and extractor hood. Plumbing for automatic washing machine. Tiled splashbacks.

Window to front. Radiator.

### LANDING

Access to loft.

### BEDROOM ONE

11'9" x 10'6"

Window to rear. Radiator.

### BEDROOM TWO

11'9" x 7'11"

Airing cupboard. Window to front. Radiator.

### BATHROOM

Part tiled with three piece suite comprising: bath with shower over and screen, vanity wash hand basin with storage beneath, low flush wc. Extractor fan. Radiator.

### EXTERIOR

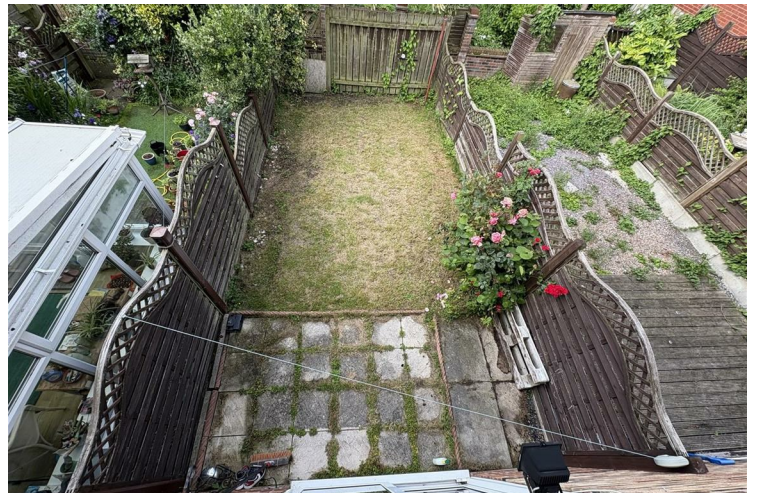
Enclosed garden to the rear which is lawned with paved patio area. Open plan lawned garden to front. One allocated parking space.

### DIRECTIONS

From Birstall office proceed down Smithies Lane and proceed through the traffic lights up Smithies Moor Lane. Go straight ahead at the crossroads into Leeds Old Road and at the mini roundabout turn left onto Nunroyd. Greenfields is the first turning on the right where number 100 will be found at the end of the cul-de-sac signified by our to Let Board.



- ENCLOSED REAR GARDEN • ALLOCATED PARKING SPACE • CUL-DE-SAC LOCATION • DEPOSIT - £1030 • EPC - D • NO CHAIN








## Additional Information

**Local Authority** - Kirklees Council  
**Council Tax** - Band B  
**Viewings** - By Appointment Only

**Floor Area** - 0.00 sq ft  
**Tenure** -



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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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