



8 Longfield Court Heckmondwike, WF16 9EP

£1,100 PCM

***** WELL PRESENTED THREE BEDROOM SEMI DETACHED - LOUNGE & DINING KITCHEN - GARDENS - DRIVE & ATTACHED GARAGE - AVAILABLE NOW ***** This property has gas central heating and double glazing and comprises: entrance vestibule, lounge, dining kitchen, landing, three bedrooms and bathroom. To the outside, there are gardens front and rear, driveway providing off street parking and single attached garage. It is located in a pleasant cul-de-sac close to all amenities and is within the catchment area for Heckmondwike Grammar School. Deposit - £1265



• THREE BEDROOM SEMI DETACHED • GCH & PVCu DG • LOUNGE & DINING
KITCHEN • MODERN BATHROOM WITH SHOWER

ENTRANCE HALL

LVT flooring. Door to front. Radiator.

LOUNGE

Inset gas fire. Stairs to first floor. LVT flooring. Window to front. Radiator.

DINING KITCHEN

With base and wall units incorporating composite sink. Gas hob, electric oven and extractor hood. Plumbing for automatic washing machine and dishwasher. Understairs storage cupboard. LVT flooring. Window and french doors to rear. Radiator.

LANDING

Acces to boarded loft via pull down ladder. Radiator.

BEDROOM ONE

Airing cupboard. Window to front. Radiator.

BEDROOM TWO

Window to rear. Radiator.

BEDROOM THREE

Window to rear. Radiator.

BATHROOM

Fully tiled with three piece suite comprising: bath with shower over, pedestal wash hand basin, low flush wc. Extractor fan. Radiator.

EXTERIOR

Open plan lawned garden to the front of the property. Enclosed garden to the rear which is mainly laid to lawn with paved patio. Driveway to the side providing off street parking. Attached

single garage with up and over door to front and pedestrian door to rear garden.

DIRECTIONS

From Birstall centre proceed down Smithies Lane and go straight ahead onto Smithies Moor Lane. Turn left at the crossroads onto White Lee Road and continue to the traffic lights at the end. Turn right onto Batley Road and go straight on at the lights onto High Street. Take the second right onto Chapel Lane and Longfield Court will be found on the left hand side.

NOTE

Children - Yes

Pets - Yes

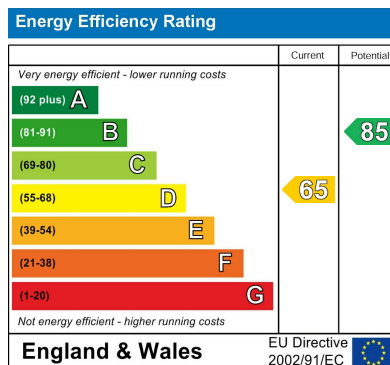
Smokers - Outside only

The property is available now



• ENCLOSED REAR GARDEN • DRIVE & ATTACHED GARAGE • CATCHMENT AREA FOR HECKMONDWIKE GRAMMAR SCHOOL • EPC - D • DEPOSIT - £1265 • AVAILABLE NOW





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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