

local  
properties

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## 19 Fairfield Avenue Heckmondwike, WF16 9NS

£225,000

Freehold

\*\*\*\*\* WELL PRESENTED THREE BEDROOM SEMI DETACHED DORMER BUNGALOW - LOUNGE & DINING KITCHEN - GUEST WC - GARDENS, DRIVE & GARAGE \*\*\*\*\* This property has gas central heating and double glazing and comprises: entrance hall, guest wc, lounge, dining kitchen, two ground floor bedrooms, landing, master bedroom, bathroom. To the outside, there are gardens front and rear, driveway providing off street parking and single garage. It is located close to all amenities and is within the catchment area for Heckmondwike Grammar School. With scope to extend (subject to the necessary consent being obtained), this spacious property would make an ideal family home and an early viewing is advised.



• THREE BEDROOM SEMI DETACHED DORMER BUNGALOW • GCH & PVCu DG • LOUNGE & DINING KITCHEN

### ENTRANCE HALL

Stairs to first floor. Understairs storage cupboard. Door to side. Radiator.

### GUEST WC

With lowe flush wc and pedestal wash hand basin.

### LOUNGE

17'8" x 12'1"

Coving to ceiling. Wall mounted electric fire. Window to front. Radiator.

### DINING KITCHEN

12'1" x 11'1"

With base and wall units incorporating stainless steel sink unit. Gas hob and electric oven. Plumbing for automatic washingmahcine and dishwasher. Tiled splashbacks. Door and window to rear. Radiator.

### BEDROOM ONE

9'6" x 9'6"

Patio doors to rear. Radiator.

### BEDROOM TWO

9'6" x 8'10"

Wndow to front. Radiator.

### LANDING

Walk in storage cupboard. Access to loft. Window to side.

### BEDROOM THREE

14'5" x 12'1"

Access to undereaves storage. Window to front. Radiator.

### BATHROOM

Part tiled with three piece suite comprising: bath with shower attachment and screen, pedestal wash hand basin, low flush wc. Airing cupboard. Heated towel rail. Window to side.

### EXTERIOR

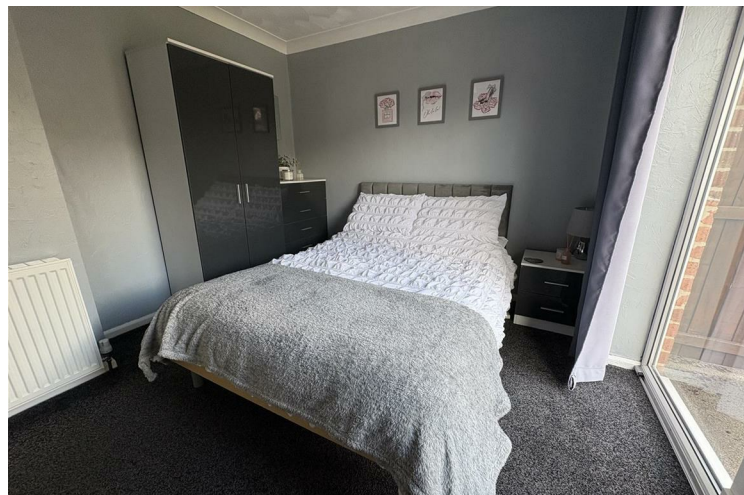
Lawned garden to the front of the property. Enclosed garden to the rear with lawn, decked patio and gravelled area. Garden shed. Driveway to the side providing off street parking. Single detached garage.

### DIRECTIONS

From Birstall centre proceed down Smithies Lane and go straight on at the traffic lights onto Smithies Moor Lane. Turn left at the crossroads onto White Lee Road and take the fourth right onto Dale Lane. Fairfield Avenue is the first turning on the left where number 19 will be found on the left hand side, signified by our For Sale board.



- TWO GROUND FLOOR BEDROOMS • GUEST WC • GARDENS FRONT & REAR • DRIVEWAY TO SIDE & SINGLE DETACHED GARAGE



• ENERGY RATING - D • IDEAL FAMILY HOME • VIEWING ESSENTIAL

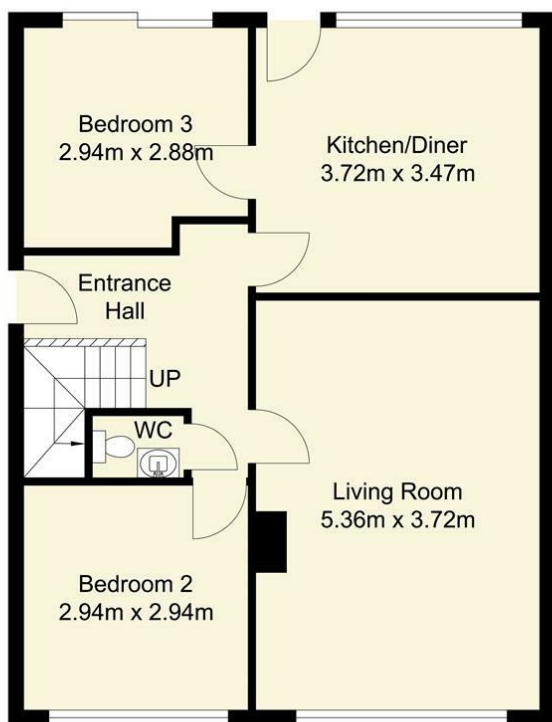




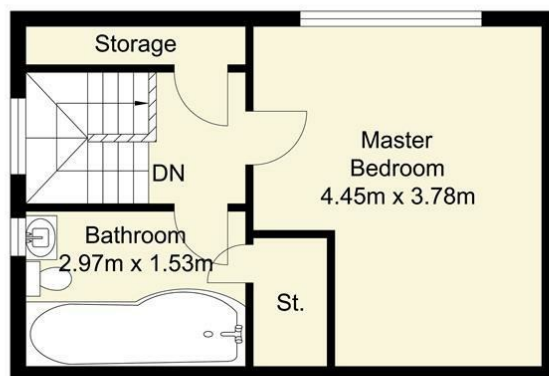
## Additional Information

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

**Floor Area** - sq ft  
**Tenure** - Freehold



Ground Floor



First Floor

## Fairfield Avenue



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 65      | 72                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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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