

8 Longfield Court
Heckmondwike, WF16 9EP

£199,995

Freehold

***** WELL PRESENTED THREE BEDROOM SEMI DETACHED - LOUNGE & DINING KITCHEN - GARDENS - DRIVE & ATTACHED GARAGE - NO CHAIN ***** 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. This spacious property would make an ideal family home and an early viewing is advised.





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

ENTRANCE HALL

LVT flooring. Door to front. Radiator.

LOUNGE

13'5" x 12'1"

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

DINING KITCHEN

13'5" x 10'5"

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

13'5" x 8'2"

Airing cupboard. Window to front. Radiator.

BEDROOM TWO

9'2" x 7'2"

Window to rear. Radiator.

BEDROOM THREE

6'2" x 5'10"

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.





• ENCLOSED REAR GARDEN • DRIVE & ATTACHED GARAGE • CATCHMENT AREA FOR HECKMONDWIKE GRAMMAR SCHOOL • POPULAR CUL-DE-SAC • EPC - D • NO CHAIN











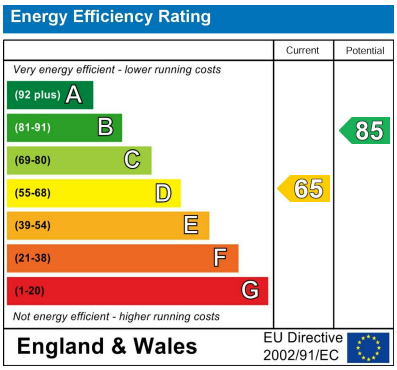


Additional Information

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

Floor Area - sq ft
Tenure - Freehold





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

Birstall Sales
Midland Bank Chambers
Smithies Lane
Birstall
Batley
West Yorkshire
WF17 9EB

01924 474456
info@localproperties.net
http://www.localproperties.net/

local properties
buy • sell • let