



33 Castle Hill View Heckmondwike, WF16 0BX

£169,950
Freehold

***** WELL PRESENTED TWO BEDROOM END TOWN HOUSE - FITTED WARDROBES TO BEDROOM ONE - BOARDED LOFT - POPULAR CUL-DE-SAC - ENCLOSED REAR GARDEN. This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, lounge, dining kitchen, landing, boarded loft, two bedrooms, bathroom. To the outside there is an enclosed garden to the rear with allocated parking to the front. Situated in a cul-de-sac close to all amenities, the property is ideally located for access to neighbouring towns and the nearby motorways. An ideal starter home, an early viewing is advised.



• TWO BEDROOM END TOWN HOUSE • LOUNGE & DINING KITCHEN • FITTED WARDROBES TO BEDROOM ONE

ENTRANCE VESTIBULE

Stairs to first floor. Door to front. Radiator.

LOUNGE

14'5" x 10'5"

Laminate flooring. Understairs storage cupboard. Window to front. Radiator.

DINING KITCHEN

13'9" x 7'6"

With base and wall units incorporating stainless steel sink unit. Gas hob, electric oven with extractor hood over.

Plumbing for automatic washing machine. Tiled splashbacks. Window and patio doors to rear. Radiator.

LANDING

Access to loft via pull down ladder which is boarded with shelving. Window to side. Radiator.

BEDROOM ONE

11'1" x 10'9"

With fitted wardrobes. Window to front. Radiator.

BEDROOM TWO

11'1" x 6'6"

Window to rear. Radiator.

BATHROOM

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

Heated towel rail. Window to rear.

EXTERIOR

Enclosed lawned garden to the rear of the property. One allocated parking space to the front.

DIRECTIONS

From Birstall centre proceed down Smithies Lane and go straight ahead at the traffic lights onto Smithies Moor Lane. Turn left at the crossroads onto White Lee Road. and turn right at te traffic lights onto Batley Road. Turn right at the next set of lights onto High Street and take the third left onto Cawley Lane. Continue to the end turning left onto Castle Hill View and bear right. Number 33 will be found on the left hand side, signified by our For Sale board.

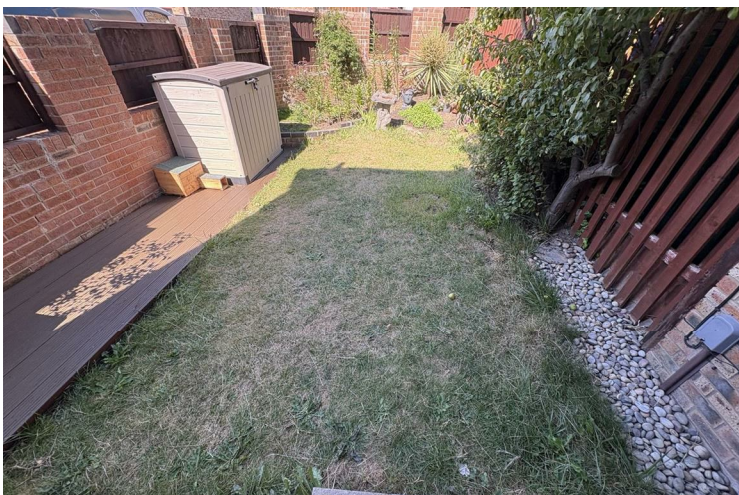
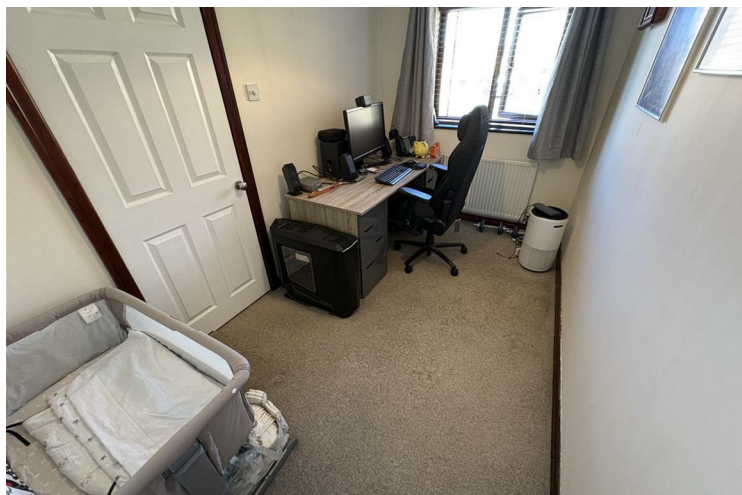


- MODERN BATHROOM WITH SHOWER •
- BOARDED LOFT ACCESSED VIA PULL DOWN LADDER



- ENCLOSED GARDEN TO REAR • ALLOCATED PARKING SPACE • POPULAR CUL-DE-SAC • EPC - tbc • VIEWING ADVISED





Additional Information

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

Floor Area - sq ft
Tenure - Freehold



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

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

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

