



## 13 Alma Lane Heckmondwike, WF16 9AB

£1,050 PCM

\*\*\*\*\* RECENTLY REFURBISHED SEMI DETACHED BUGALOW - TWO DOUBLE BEDROOMS - NEW KITCHEN & BATHROOM - REDECORATED THROUGHOUT & NEW FLOOR COVERINGS LAID - AVAILABLE NOW \*\*\*\*\* This well presented property has gas central heating and pVCu double glazing and comprises: entrance hall, lounge, fitted kitchen, two bedrooms, bathroom. To the outside, there are gardens front and rear, drive and single garage. Conveniently located for access to all amenities, neighbouring towns and the motorways, an early viewing of this property is recommended. Deposit - £1210.



- RECENTLY REFURBISHED SEMI DETACHED BUNGALOW • TWO DOUBLE BEDROOMS • NEW FITTED KITCHEN • NEW BATHROOM SUITE

#### ENTRANCE HALL

Access to loft via pull down ladder. Laminate flooring. Door to side. Radiator

#### LOUNGE

Laminate flooring. Cast iron effect electric stove. Window to front. Radiator

#### KITCHEN

With base & wall units incorporating stainless steel skin unit. Electric hob, electric oven & extractor hood. Plumbing for automatic washing machine. Windows to side & rear & Stable door to rear. Radiator.

#### BEDROOM ONE

Window to rear. Radiator

#### BEDROOM TWO

Storage cupboard housing boiler. Window to front. Radiator.

#### BATHROOM

With three piece suite comprising: bath with shower over & screen, vanity wash hand basin, low flush wc. Heated towel rail. Window to side

#### EXTERIOR

Low maintenance gravelled garden to the front of the property. lawned garden too the rear with paved patio area. Driveway to the side leading to single detached garage.

#### NOTE

Children - yes

Pets - yes

Smokers - outside only

The ppproperty is available now

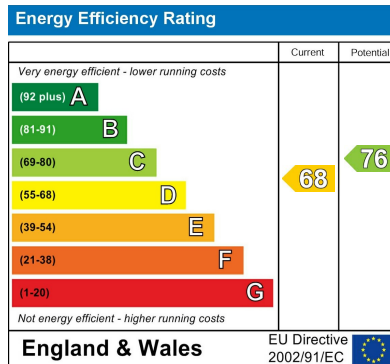
#### DIRECTIONS

From Birstall centre proceed down Smithies Lane to the traffic lights and bear right onto Huddersfield Road. Go straight on at the next set of lights and Alma Lane is the next turning on the left. Number 13 will be found on the right hand side, signified by our To Let board.



- REDECORATED THROUGHOUT & NEW FLOOR COVERINGS LAID • GARDENS FRONT & REAR • DRIVEWAY & SINGLE DETACHED GARAGE • EPC - D • DEPOSIT - £1210 • 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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