Sugdens
Sales & Lettings



Cemetery Road, Heckmondwike,

£210,000

* SEMI DETACHED * THREE BEDROOMS * WELL PRESENTED * POPULAR LOCATION *
* CLOSE TO AMENITIES * VIEWS OVER CRICKET FIELD * GARDEN * PARKING *

Three bedroom semi detached home with views over the cricket field.

Well presented throughout, this attractive property is ideally situated in the popular residential area of Heckmondwike, conveniently located for local amenities, shops, bus routes and the highly regarded Heckmondwike Grammar School.

The accommodation features a modern fitted kitchen, contemporary house bathroom, together with gas central heating and double glazing throughout.

Enjoying pleasant views to the rear over the cricket field and sports club, the property offers an excellent setting for families and professionals alike.

Outside, there is a well maintained rear garden together with a driveway providing off-street parking.

An ideal purchase for first-time buyers, young couples and families seeking a ready-to-move-into home in a convenient and sought after location.







Entrance Vestibule

Lounge
13'1" x 12'2" (3.99m x 3.71m)
With living flame gas fire in fireplace surround, radiator and double glazed bay window.

Dining Kitchen
10'8" x 13'1" (3.25m x 3.99m)
Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob, breakfast bar, feature radiator, double glazed window, feature wall panelling, French doors.

Rear Vestibule

First Floor

Bedroom One
11'3" x 8'7" (3.43m x 2.62m)
With radiator and double glazed window.

Bedroom Two
10'3" x 9'7" (3.12m x 2.92m)
With radiator, built in wardrobe and a double glazed window offering views over the cricket field.

Bedroom Three
7'3" x 7' (2.21m x 2.13m)
With radiator and double glazed window.

Bathroom
Modern three piece suite comprising panelled bath, vanity sink unit, low suite wc, radiator and double glazed window.

Exterior
To the outside there is a patio and lawned garden to the rear with a useful storage shed, together with a driveway providing off-road parking.

Directions
From our office in Cleckheaton town centre proceed right onto Bradford Rd, turn left onto Leeds Rd, right onto New N Rd, turn left onto Jeremy Ln, right onto Claremont, left onto Cemetery Rd.

TENURE
FREEHOLD

Council Tax Band
B / Kirklees



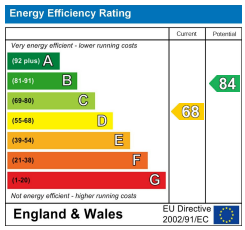


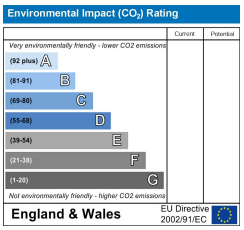






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