



Westfield Road, Heckmondwike

£390,000

*** BEAUTIFULLY EXTENDED & FULLY REFURBISHED DETACHED BUNGALOW ***
*** THREE DOUBLE BEDROOMS * TWO BATH/SHOWER ROOMS * THOUGHTFULLY RECONFIGURED TO MAXIMISE SPACE, LIGHT & FUNCTIONALITY * SUBSTANTIALLY EXTENDED TO FRONT & REAR TO CREATE A GENEROUS & VERSATILE HOME * STUNNING KITCHEN DESIGNED TO OVERLOOK & SEAMLESSLY CONNECT WITH THE PRIVATE SOUTH-FACING GARDEN * READY TO MOVE INTO * CLOSE TO AMENITIES * PARKING * GARAGE ***

Stunning extended detached bungalow offering beautifully presented, ready-to-move-into accommodation, having been modernised to a high standard throughout by the current owners. Featuring three double bedrooms, two bath/shower rooms and a superb 27ft open plan family living kitchen with contemporary media wall; this spacious home will appeal to a variety of buyers.

Occupying a popular position on the outskirts of Heckmondwike close to local amenities, excellent transport links and the highly regarded Heckmondwike Grammar School.

The property further benefits from gas central heating (new boiler), upgraded electrics, new roof and upvc double glazing (new windows and external doors).

Externally, there are well-maintained gardens to the front and rear, a driveway providing off-street parking leading to a single garage, together with a useful summer house.

Must be viewed to appreciate the space and private garden this bungalow has.





Entrance Hall

Family Living Kitchen

27'3" x 17'5" (8.31m x 5.31m)

Modern fitted Kitchen Area having a range of wall and base units incorporating sink unit, quartz work surfaces, fridge freezer, dishwasher, breakfast bar, oven, hob, extractor hood, radiator, double glazed window and bi-fold doors to private garden.

The Sitting Area has a media wall, electric fire and radiator.

Bedroom One

11'9" x 10'3" (3.58m x 3.12m)

With radiator and double glazed window. Walk-in wardrobe and En-Suite Shower Room;

En Suite Shower Room

With walk in shower, low suite wc, vanity sink unit, tiled floor, radiator and double glazed window.

Bedroom Two

10'6" x 13'7" (3.20m x 4.14m)

With radiator and double glazed window.

Bedroom Three

12'2" x 11' (3.71m x 3.35m)

With radiator and double glazed window.

Bathroom

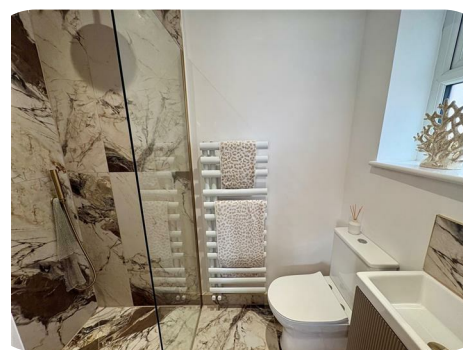
Modern four piece bathroom having a free-standing bath, walk-in shower, vanity sink unit, low suite wc, radiator and double glazed window.

Exterior

To the outside there is a driveway providing ample off-road parking, enclosed lawned and patio garden to the rear with summer house and a garage.

Directions

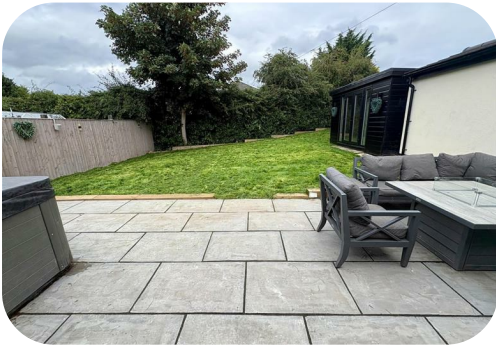
From our office in Cleckheaton town centre proceed right onto Bradford Rd, continue to follow A638 for 1.6 miles, turn left onto Leeds Rd, right onto New N Rd/B6117, left onto Westfield Rd and the property will be seen displayed via our For Sale board.

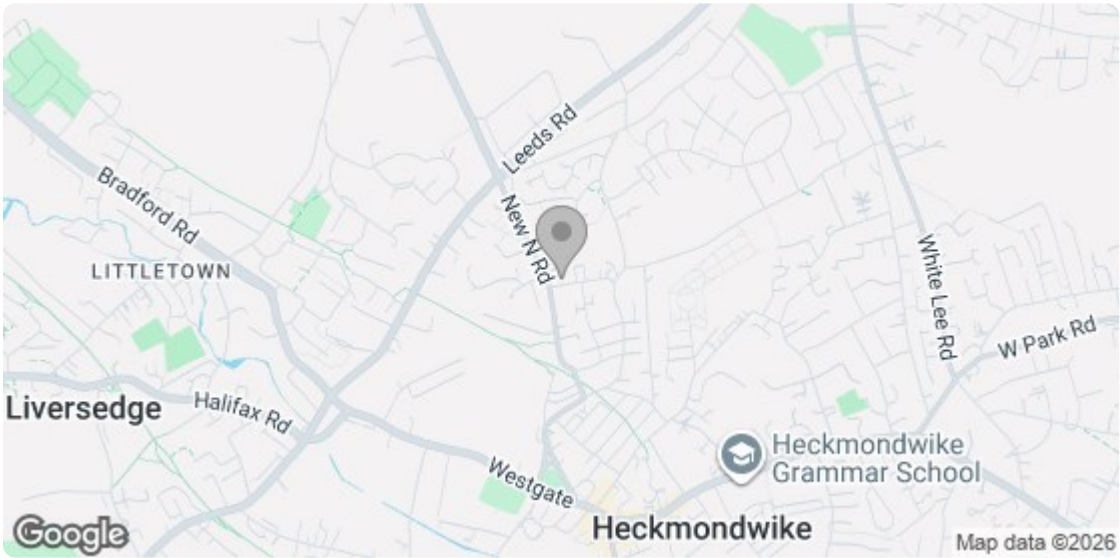




TENURE
FREEHOLD

Council Tax Band
B / Kirklees





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		
	51	73
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

