Sugdens
Sales & Lettings

Capas Heights Way, Heckmondwike,

£184,950

* EXTENDED SEMI DETACHED * TWO BEDROOMS * IDEAL STARTER HOME *
* POPULAR LOCATION * GARDENS * SHARED DRIVEWAY * EV CHARGE POINT *
This well presented two bedroom extended semi detached property would make an ideal purchase for a FTB/young couple.
Ideally located in the popular residential area of Heckmondwike, handily placed for amenities, shops, bus routes and Heckmondwike Grammar School.
Benefits from a superb dining kitchen, gas central heating, double glazing, EV charging point and alarm system.
The accommodation briefly comprises entrance hallway, lounge, dining kitchen, two first floor bedrooms and a house bathroom.
To the outside there is a well maintained garden to the rear with a shared driveway providing off street parking.

Entrance Vestibule
With radiator and double glazed window.

Lounge
14'8" x 10'5" (4.47m x 3.18m)
With a living flame gas fire in fireplace surround, radiator and double glazed window.

Dining Kitchen
13'6" x 13'6" (4.11m x 4.11m)
Modern fitted dining kitchen having a range of wall and base units incorporating sink unit, oven, hob, extractor hood, integrated fridge/freezer, dishwasher, washing machine, wine cooler, radiator, double glazed window, upvc door to rear.

First Floor
With double glazed window. Access to loft via pull down ladder.

Bedroom One
11'1" x 10'5" (3.38m x 3.18m)
With built in wardrobe, radiator, double glazed window and useful storage cupboard.

Bedroom Two
11'1" x 6'6" (3.38m x 1.98m)
With radiator and double glazed window.

Bathroom
Modern three piece suite comprising Jacuzzi style bath with thermostatic shower over, low suite wc, feature glass wash basin, radiator and double glazed window.

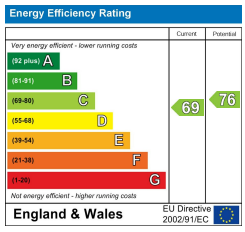
Exterior
To the outside there is a well maintained garden to the rear with decked and lawned areas, together with a shared driveway providing off-road parking.

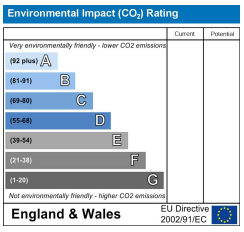
Directions
From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, after 2.5 miles approx turn right onto Cawley Ln, left onto Castle Hill View, left onto Capas Heights Way, left to stay on Capas Heights Way and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
B / Kirklees

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.





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