



Leeds Old Road, Heckmondwike,

£229,950

* EXTENDED SEMI * THREE BEDROOMS * MODERNISED THROUGHOUT *

* CLOSE TO AMENITIES/SCHOOLS * GARDEN * DRIVE * GARAGE * GOOD COMMUNTER LINKS *

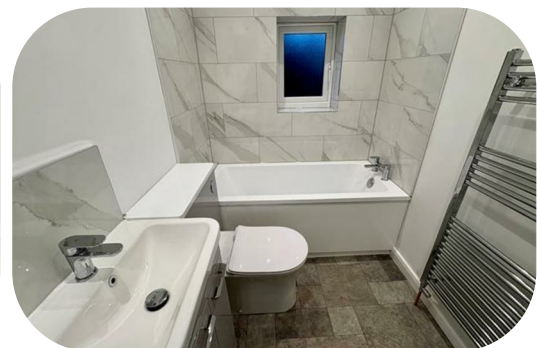
ARE YOU LOOKING FOR A HOME THATS BEEN FULLY MODERNISED THROUGHOUT? Then this extended three bedroom semi detached property could be the perfect home for you!!!

Fully updated and modernised by the present owner to offer 'ready to move into' accommodation, this property would appeal to a FTB/Young Couple/Family.

Ideally located for the well regarded Heckmondwike Grammar School, the property is also conveniently placed for access to motorway connections to surrounding towns and cities, Heckmondwike town centre and all amenities nearby.

Benefits from a spacious modern fitted dining kitchen, house bathroom, gas central heating and double glazing.

To the outside there is a driveway, large garden to the rear and single detached garage.



Reception Hall

Lounge

13'6" x 11'8" (4.11m x 3.56m)

With radiator and double glazed window.

Dining Kitchen

24'5" x 13'8" (7.44m x 4.17m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor hood, plumbing for auto washer, two double glazed windows, upvc door to rear and breakfast bar.

The dining area has two radiators, double glazed window and understairs storage.

First Floor

Bedroom One

13'9" x 12'7" (4.19m x 3.84m)

With radiator and double glazed window.

Bedroom Two

8'5" x 8'7" (2.57m x 2.62m)

With radiator and double glazed window.

Bedroom Three

7'2" x 6'8" (2.18m x 2.03m)

With radiator and double glazed window.

Bathroom

Modern four piece suite comprising shower cubicle, panelled bath, vanity sink unit, low suite wc, radiator and double glazed window.

Exterior

To the outside there is a large lawned garden to the rear, driveway and single garage.

Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, after 1.6 miles turn left onto Leeds Rd/A62, use the left lane to turn slightly right onto Leeds Old Rd and the property will be seen on the left hand side displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk