Sugdens
Sales & Lettings



Piperwell Close, Heckmondwike,

£150,000

* NO CHAIN * MID TERRACE * TWO BEDROOMS * GREAT STARTER HOME * SOUGHT AFTER LOCATION *
* CLOSE TO AMENITIES/TRANSPORT LINKS/HECKMONDWIKE GRAMMAR SCHOOL *
An excellent opportunity for first-time buyers/Investors to purchase this two-bedroom mid terrace property. Occupying a sought after position on the outskirts of Heckmondwike, the property enjoys convenient access to a range of local amenities, excellent transport links and the highly regarded Heckmondwike Grammar School, making it an ideal purchase for FTBs/young couples and those looking to step onto the property ladder.
The property benefits from gas central heating, double glazing, parking and a garden.
Early viewing is highly recommended to appreciate the accommodation on offer.







Entrance Hall

Cloakroom/WC
Two piece suite comprising low suite wc, vanity sink unit, radiator.

Lounge / Diner
12'5" x 14'1" (3.78m x 4.29m)
With radiator, double glazed window, patio doors to rear garden.



Kitchen
9'8" x 6'3" (2.95m x 1.91m)
Modern fitted 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, radiator and double glazed window.

First Floor Landing



Bedroom One
11'5" x 9'2" (3.48m x 2.79m)
With sliding door wardrobes, radiator and double glazed window.

Bedroom Two
12'110" x 6'5" (3.66m x 1.96m)
With radiator and double glazed window.



Bathroom
Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior
To the outside there is a decked and lawned garden to the rear of the property, together with a parking space to the front.



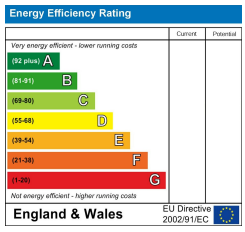
Directions
From our office in Cleckheaton town centre proceed right onto Bradford Rd, turn left onto Leeds Rd, use the left lane to turn slightly right onto Leeds Old Rd, at the roundabout take the 2nd exit onto Nunroyd, left onto Dale Ln, left onto Lincoln Ave, left onto Hadfield Rd, left onto Piperwell Close.

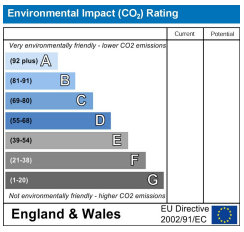
TENURE
FREEHOLD

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.





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

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