Sugdens
Sales & Lettings

Alma Lane, Heckmondwike,

£219,950

* SEMI DETACHED BUNGALOW * TWO BEDROOMS * POPULAR LOCATION *
* GARDENS FRONT & REAR * DRIVE * GARAGE * EXCELLENT TRANSPORT LINKS *

This ready to move into two bedroom semi detached bungalow would make an ideal purchase for a number of buyers, in particular anybody looking to downsize.

Situated in the popular residential location on the outskirts of Heckmondwike which boasts amenities, shops and excellent transport links.

The property benefits from a modern shower room, gas central heating, upvc double glazing and remote control awning to side and rear.

Briefly comprising entrance hall, lounge, kitchen, two bedrooms and shower room.

To the outside there are well maintained gardens to both front and rear, together with a block paved drive leading to a single garage. There is also a useful shed to rear.

Entrance Hall
With radiator.

Kitchen
8'9" x 9' (2.67m x 2.74m)
Modern fitted kitchen having a range of wall and base units incorporating sink unit, oven, hob, extractor hood, plumbing for auto washer, radiator, double glazed window, upvc door to rear.

Lounge
18'6" x 10'9" (5.64m x 3.28m)
With electric fire in fireplace surround, radiator and double glazed window.

Bedroom One
13' x 10'7" (3.96m x 3.23m)
With radiator and double glazed window.

Bedroom Two
10'2" x 9'1" (3.10m x 2.77m)
With radiator, double glazed window and built in wardrobes.

Shower Room
Modern three piece suite comprising shower cubicle, low suite wc, vanity sink unit, towel radiator and double glazed window.

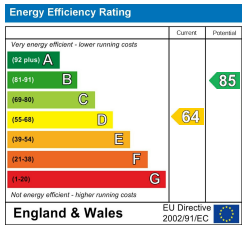
Exterior
To the outside there are well maintained gardens to both front and rear, ample driveway parking, garden shed and a garage.

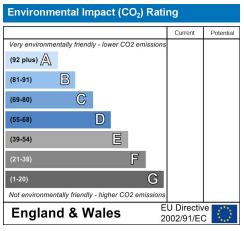
Directions
From our office in Cleckheaton town centre proceed right onto Bradford Rd, continue to follow A638 for 1.6 miles, turn left onto Leeds Rd/A62, use the left lane to turn slightly right onto Leeds Old Rd, at the roundabout take the 1st exit and stay on Leeds Old Rd, turn left onto Alma Ln and 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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