Sugdens
Sales & Lettings

Leeds Old Road, Heckmondwike,

£199,995

* SEMI DETACHED BUNGALOW * TWO BEDROOMS * TWO RECEPTION ROOMS *
* PROPULAR LOCATION * CLOSE TO AMENITIES * GARDENS * DRIVE * GARAGE *

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

The property benefits from two reception rooms, gas central heating, upvc double glazing and a garage.

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

Briefly comprising entrance hall, lounge, dining room, kitchen, two bedrooms and house bathroom.

To the outside there are well maintained gardens to both front and rear, together with a driveway leading to a single garage.

Entrance Hall
With radiator.

Kitchen
10'2" x 7'8" (3.10m x 2.34m)
Fitted kitchen having a range of wall and base units incorporating sink unit, oven, hob, extractor, plumbing for auto washer, radiator and double glazed window.

Lounge
16'1" x 11' (4.90m x 3.35m)
With living flame gas fire in fireplace surround, radiator, double glazed window, French doors to dining room.

Dining Room
11'6" x 9'1" (3.51m x 2.77m)
With radiator, double glazed window, loft access.

Bedroom One
10' x 8'5" (3.05m x 2.57m)
With radiator and double glazed window.

Bedroom Two
7'4" x 6'9" (2.24m x 2.06m)
With radiator and double glazed window.

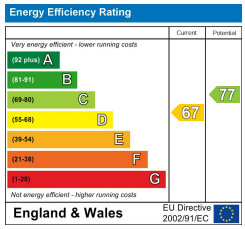
Bathroom
Comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

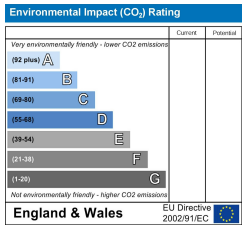
Exterior
To the outside there are well maintained gardens to both front and rear, together with a driveway leading to a single garage.

Directions
From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, continue to follow A638 for 1.6 miles, turn left onto Leeds Rd, 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 where 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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