



## Powell Street, Heckmondwike,

**Reduced £139,995**

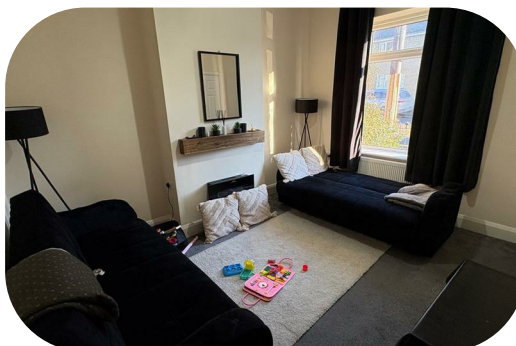
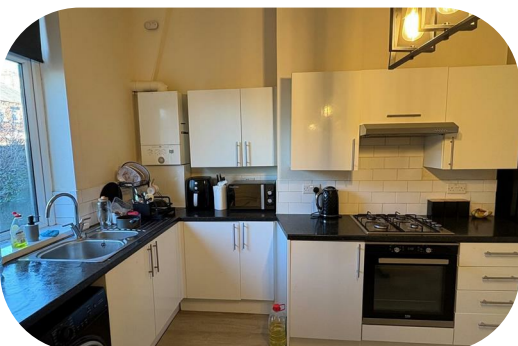
\* TERRACE \* TWO BEDROOMS \* IDEAL FTB/INVESTOR \* MODERN KITCHEN \*  
\* MODERN BATHROOM \* POPULAR LOCATION \* GARDEN \*

This well presented two bedroom terrace property would make an ideal purchase for a FTB/Young Couple/Investor. Ideally located in the popular residential area of Heckmondwike, handily placed for amenities, shops, bus routes and Heckmondwike Grammar School.

Benefits from a modern fitted kitchen, house bathroom, gas central heating and double glazing. Briefly comprising entrance vestibule, lounge, dining kitchen, cellar, two first floor bedrooms and bathroom.

To the outside there is a low maintenance garden to the rear.

CURRENTLY TENANTED @ £7800 PER ANNUM.





### Entrance Vestibule

With radiator.

### Lounge

12'9" x 10'9" (3.89m x 3.28m)

With electric fire, radiator and double glazed window.

### Dining Kitchen

12'9" x 14'1" (3.89m x 4.29m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor fan, plumbing for auto washer, radiator and double glazed window.

### Cellar

Useful storage.

### First Floor

With radiator.

### Bedroom One

12'9" x 11' (3.89m x 3.35m)

Having an ornamental fireplace, radiator, double glazed window, useful storage cupboard.

### Bedroom Two

13' x 7'3" (3.96m x 2.21m)

With radiator and double glazed window.

### Bathroom

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

### Exterior

To the outside there are yard areas to both front and rear.

### Directions

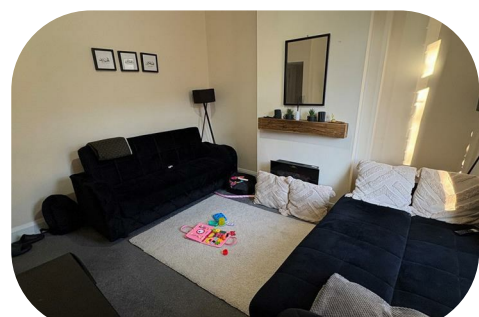
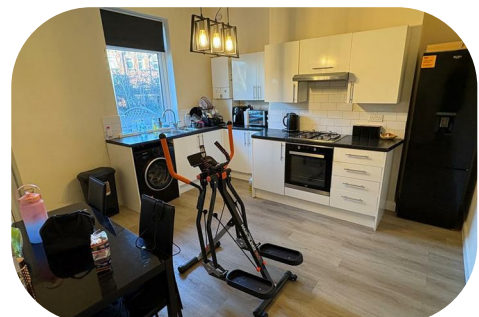
From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, continue to follow A638 for 2.1 miles, turn right onto Market St/B6117, turn left onto Church St, right onto North St, left onto Powell St and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

A



**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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(50-60) <b>C</b>		
(55-68) <b>D</b>			(35-49) <b>D</b>		
(39-54) <b>E</b>			(20-34) <b>E</b>		
(21-38) <b>F</b>			(11-19) <b>F</b>		
(1-20) <b>G</b>			(1-10) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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