



83 Redberry Avenue, Heckmondwike, West Yorkshire, WF16 9FD

A rare opportunity has arisen to purchase this SUPERBLY PRESENTED, THREE BEDROOM detached house situated on this very popular modern development. Houses on 'Redberry' continue to sell well as they fall within the catchment of well regarded Heckmondwike Grammar School and are close to the local amenities and are therefore popular with FAMILY BUYERS. Situated in this pleasant 'tucked way' position at the far end of the development with an open front aspect. It offers a modern, stylish feel throughout and it further comprises hall, dining kitchen, WC, lounge, ensuite bedroom & family bathroom with a garage, driveway parking and South facing gardens. Benefits from GCH, uPVC DG & Alarm.

Asking Price £275,000

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ENTRANCE HALL

GUEST CLOAKROOM Including WC & sink.

LIVING ROOM 14'5" x 11'10" max (4.4m x 3.6m max)

Dual aspect with good natural light.

KITCHEN DINER 14'5" x 10'2" max (4.4m x 3.1m max)

Wall & base units, worktop, breakfast bar, sink with mixer tap, integral electric oven, four ring gas hob with extractor fan, plumbing for automatic washing machine, integral slim line dishwasher, fridge freezer in under stairs storage.

MASTER BEDROOM 11'10" x 9'6" + robes (3.6m x 2.9m + robes)

Fitted wardrobes & storage cupboard.

ENSUITE BATHROOM Three piece modern suite with glazed shower cubicle, WC, sink & tiled walls & floors.

BEDROOM 11'10" (3.6) x 7'7" (2.3) plus doorway

Double bedroom.

BEDROOM 8'6" x 6'11" max (2.6m x 2.1m max)

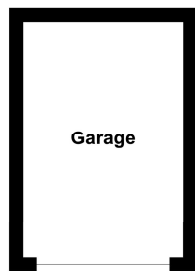
BATHROOM Three piece suite with electric shower & glazed shower screen over bath, WC, sink & tiled walls & floors.

EXTERIOR Lovely South facing lawned garden to rear & side. Single garage & driveway parking to the side with garden & mature trees enjoying an open aspect to front.

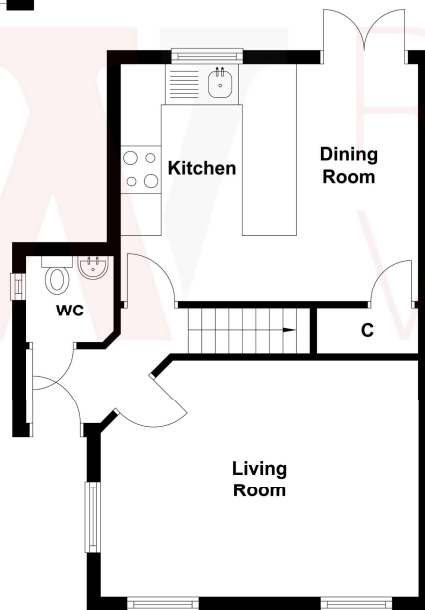
OTHER INFORMATION Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.

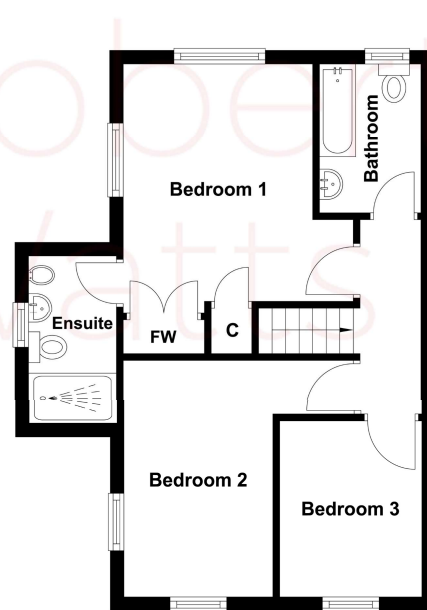




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		