



79 High Street, Heckmondwike, West Yorkshire, WF16 0AD

A rare opportunity has arisen to purchase this FAMILY SIZED, VICTORIAN SEMI DETACHED house offering an enviable sized footprint with full height ceilings which really highlights the space on offer. Situated in this highly popular location directly opposite the well regarded 'Heckmondwike Grammar School', the versatile accommodation really suits growing family buyers. Well presented throughout with a new roof in 2022, it boasts some fine PERIOD FEATURES, TWO RECEPTION ROOMS plus dining kitchen, ample cellars which offer potential to convert, FOUR BEDROOMS and bathroom. To the front is a pleasant lawned garden with a low maintenance paved garden with double garage to the rear. Benefits from GCH. EPC - E

Offers in the region of £370,000

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ENTRANCE PORCH Black and white tiled period front step leads to front entrance with timber and glazed door leading to main hallway.

ENTRANCE HALL Feature ornate tiled flooring and ceiling cornicing. Timber staircase and rear door.

LOUNGE 17'1" x 16'1" (5.2m x 4.9m)

Feature ornate moulded ceiling cornicing and rose. Open solid fuel fire. Period bay window seat overlooking front garden.

DINING ROOM 15'1" x 15'1" max (4.6m x 4.6m max)

Fireplace with cast iron surround and living flame gas fire. Feature period ceiling cornicing rose and dado rail.

KITCHEN DINER 16'1" x 11'10" max (4.9m x 3.6m max)

Modern range of wall and base units incorporating granite work tops and inset ceramic 'Belfast' sink. Range oven and grill situated in chimney breast. Tiled flooring, feature ceiling rose and hanging creel.

CELLAR/UTILITY 16'3" x 12'2" (4.95m x 3.7m)

Ideal space to converted to further living accommodation (subject to building regulations) as it gives access to the rear garden Plumbing for auto washer and wall mounted boiler and original stone sink.

CELLAR 15'1" x 14'9" (4.6m x 4.5m)

With natural light and two further storage areas.

FIRST FLOOR LANDING Spacious split level landing with ceiling cornice. Feature arched stained glass window.

BEDROOM ONE 15'1" x 15'1" max (4.6m x 4.6m max)

Tiled fireplace and wall mounted TV point.

BEDROOM TWO 16'1" x 12'10" (4.9m x 3.9m)

Feature ceiling cornicing.

BEDROOM THREE 14'5" (4.4) x 10'2" (3.1) plus alcove

BEDROOM FOUR 11'2" x 6'7" max (3.4m x 2m max)

Fitted wardrobes.

BATHROOM Four piece suite comprising bath shower extension over and glazed shower screen, wc and hand wash basin. Tiled walls and floor and feature cast iron radiator.

EXTERIOR The property benefits from well stocked lawned garden to the front with flowerbeds and shrubs. Pleasant low maintenance paved garden to the rear featuring flowerbeds, trees and shrubs and further patio area. Driveway leading to detached double garage with power.

Freehold

Council Tax Band - C

EPC - E

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	