



## 136 Leeds Road, Heckmondwike, WF16 9BS

WELL PRESENTED and recently redecorated throughout is this three bedroom semi-detached house which is ideal for the buyer who wants to move in with minimal expense.

The house offers a modern specification and suits FAMILY BUYERS as it offers great access to the nearby schools including well regarded Heckmondwike Grammar School. Comprises hall, ample sized lounge, kitchen, a versatile modern orangery, three bedrooms and bathroom. To the exterior are attractive gardens to both the front and rear with a driveway providing ample off-street parking for numerous vehicles. Benefiting from uPVC DG, GCH and sold with NO CHAIN

**Asking Price £175,000**

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## HALL

### LOUNGE 13'5" x 12'6" max (4.1m x 3.8m max)

Fireplace and inset living flame gas fire.

### KITCHEN 14'1" x 7'7" max (4.3m x 2.3m max)

Range of wall and base units, complimentary tiled splashback and work tops with one and half bowl inset sink with mixer tap. For ring gas hob with extractor and integral electric oven, integral fridge freezer and automatic washing machine. Useful pantry cupboard and door leading to the Orangery.

### ORANGERY 13'9" x 8'10" (4.2m x 2.7m)

Versatile, lovely room with French doors and blinds to all windows.

### BEDROOM ONE 11'2" x 9'6" max (3.4m x 2.9m max)

### BEDROOM TWO 10'2" x 9'2" max (3.1m x 2.8m max)

### BEDROOM THREE 8'2" x 6'3" max (2.5m x 1.9m max)

## BATHROOM

Modern three piece suite comprising bath with shower over and glazed screen, vanity sink and WC. Tiling to walls and chrome heated towel rail.

## EXTERIOR

The property benefits from a decked and lawned garden to the rear, which is south-east facing. Ample driveway parking and lawned garden to front.

## OTHER INFORMATION

EPC Rating: D

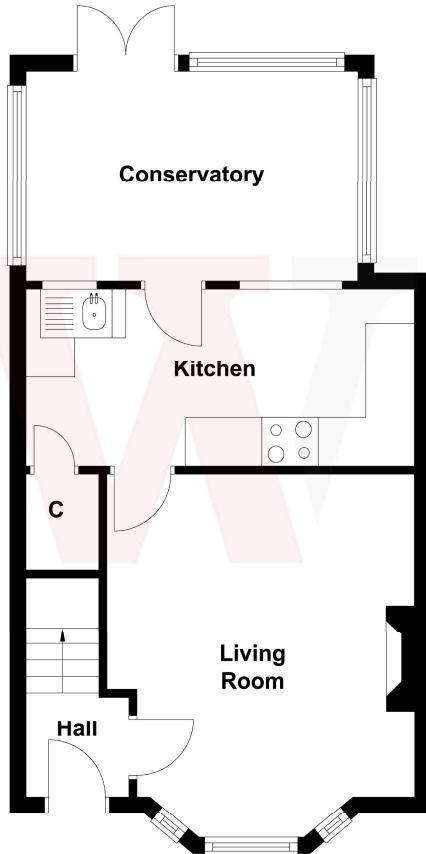
Council Tax Band: B

Tenure: Freehold

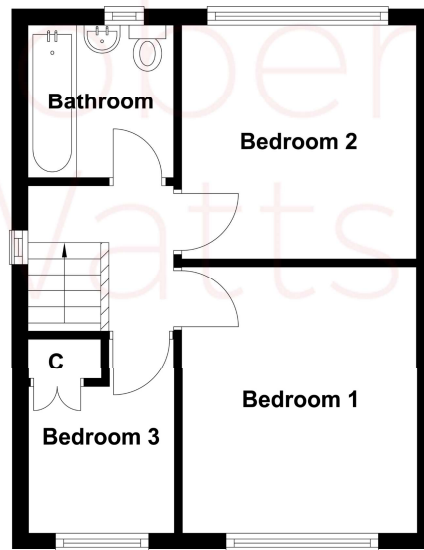
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	