



## 17 Heights Lane, Heckmondwike, West Yorkshire, WF16 0DQ

For Sale by Modern Method of Auction - VIEW, BID, BUY!!

Guide Price £225,000 plus Reservation Fee.

Individual SPLIT LEVEL DETACHED, 2/3 bedroom house/bungalow offering a good sized footprint. Situated on a small un-adopted road the house benefits from impressive FAR REACHING VIEWS to the front and offers a versatile floor area to suit any number of buyers. Located within the catchment area of Heckmondwike Grammar School it will suit families but could also interest traditional bungalow buyers as most of the space is on one level. Comprises hall, two reception rooms one with balcony to enjoy the views, kitchen, two bedrooms and bathroom on the 'ground floor' with bathroom, utility, storage rooms and large garage which could be converted to further living space subject to planning permission. Occupying a good sized plot with lawned gardens to the front and driveway parking. EPC - D.

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## LOWER GROUND FLOOR HALLWAY

### **BEDROOM ONE 15'9" x 10'6" max (4.8m x 3.2m max)**

With two fitted wardrobes.

### **BEDROOM TWO 9'10" x 9'2" max (3m x 2.8m max)**

**BATHROOM** Lower ground floor bathroom comprising of; three piece suite with bath, WC and wash hand basin. Tiled walls and floor.

### **UTILITY ROOM 15'1" x 3'11" max (4.6m x 1.2m max)**

Plumbing for washing machine and dryer. Sink and wall mounted boiler.

### **GARAGE 19'8" x 8'10" max (6m x 2.7m max)**

With electric door with storage rooms off. This area could be converted to further living space to create more bedrooms, subject to obtaining planning permission.

## FIRST FLOOR

**ENTRANCE HALL** Hallway

**CLOAKROOM** Walk in storage.

### **DINING ROOM 14'9" x 13'5" max (4.5m x 4.1m max)**

Side door to balcony and far reaching views.

### **LOUNGE 16'1" x 16'1" max (4.9m x 4.9m max)**

Fireplace and living flame effect fire.

### **KITCHEN 9'6" x 8'10" max (2.9m x 2.7m max)**

Wall and base units, worktop and two and a half bowl sink and mixer tap. Double electric oven and four-ring electric hob plus fryer and extractor. Integrated fridge and dishwasher.

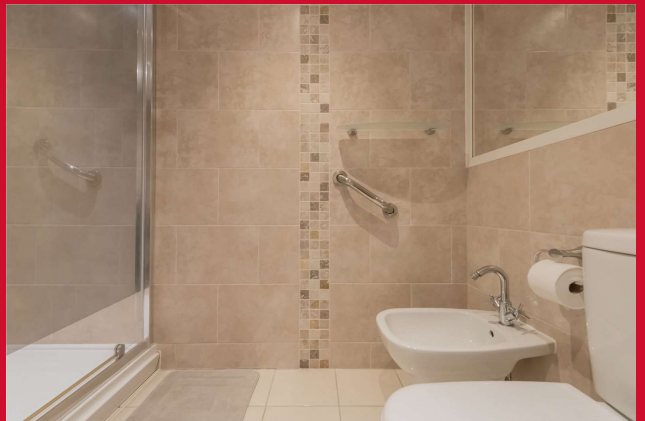
**SHOWER ROOM** Four piece modern suite comprising of; shower and glazed shower cubicle, bidet, WC and wash hand basin. Tiled walls and floor.

**EXTERIOR** Occupying a good sized elevated plot access off this small, unadopted road. Driveway to front providing ample parking and leading to garage. Pleasant lawned garden with mature trees and shrubs to the front with far reaching views. Small garden to the rear.

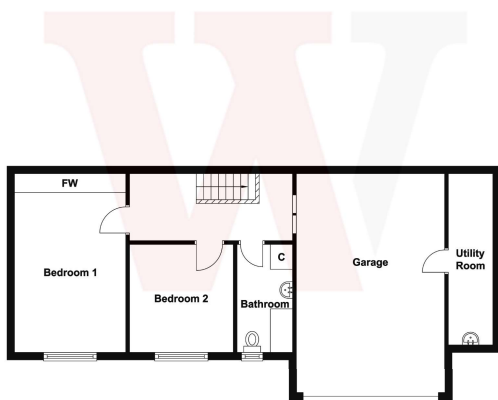
Freehold  
Council Tax D  
EPC - D

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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>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	58	
(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	

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