



1B, Vernon Road, Heckmondwike, West Yorkshire, WF16 9LU

A SUPERBLY PRESENTED and DECEPTIVELY SPACIOUS, three bedroom late Victorian semi detached home. Situated on this ever popular, small cul-de-sac overlooking the park to the rear and offering easy access to the local amenities and well regarded local schools including 'Heckmondwike Grammar School'. Ideal for families, couples or even downsizers is offers a contemporary and stylish finish throughout with fine period features and comprises hallway, lounge, dining kitchen, utility, WC, three good sized bedrooms and modern bathroom. Unusually benefiting from a driveway for off street parking and garage with pleasant gardens to the front and rear. Benefits from GCH with new boiler & uPVC DG. EPC - E.

Asking Price £200,000

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ENTRANCE HALL Tiled flooring and period arch.

LOUNGE 16'1" x 14'9" max (4.9m x 4.5m max)

Fireplace and living flame electric fire with pebble effect finish. Feature ceiling rose, cornicing and leaded windows.

KITCHEN DINER 11'10" x 10'2" max (3.6m x 3.1m max)

Modern range of wall and base units incorporating contrasting work top, inset sink and mixer tap. Integral electric oven, hob and extractor. Integral dishwasher and cupboard housing new boiler. Metro tiled walls, tiling to floor and rear door.

GUEST WC Hand wash basin and wc. Chrome heated towel rail.

UTILITY ROOM Having plumbing for auto washer.

FIRST FLOOR LANDING Useful storage cupboard.

BEDROOM ONE 14'1" x 10'2" max (4.3m x 3.1m max)

Fitted wardrobes in alcove.

BEDROOM TWO 12'6" x 8'10" max (3.8m x 2.7m max)

Wall mounted TV point.

BEDROOM THREE 9'2" x 8'10" max (2.8m x 2.7m max)

BATHROOM Spacious modern bathroom comprising bath with electric shower over and glazed screen, wc and hand wash basin. Tiling to walls and floor.

EXTERIOR 16'5" x 11'2" (5m x 3.4m)

The property benefits from low maintenance garden to the front. Driveway accessed via security gates for off street parking leading to a single detached garage measuring 16'5 x 11'2 (5.0m x 3.4m). Pleasant lawned garden, decked area and patio the rear with an open aspect overlooking the park.

Freehold

Council Tax Band - B

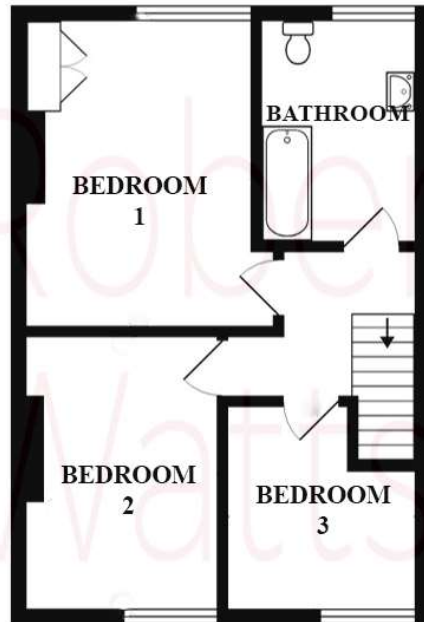
EPC - E

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.





GROUND FLOOR



FIRST FLOOR