



54 Fairfield Road, Heckmondwike, West Yorkshire, WF16 9NZ

Very WELL PRESENTED, two bedroom semi detached situated in this popular modern development offering easy access to the local amenities and schools, including well regarded 'Heckmondwike Grammar'. Ideally suited to a young couple or family the house offers a **STYLISH FINISH** throughout and benefits from a modern fitted dining kitchen, lounge with free standing multi-fuel stove, two bedrooms and stunning shower room. To the exterior is a driveway to the front and side for ample off street parking and detached garage along with a pleasant landscaped garden to the rear. Benefits from GCH & uPVC DG.

Offers in excess of £180,000

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HALLWAY

LIVING ROOM 14'5" x 13'1" max (4.4m x 4m max)

Feature free standing multi-fuel stove. Open staircase with useful under stairs storage.

KITCHEN DINER 12'10" x 9'10" max (3.9m x 3m max)

Range of wall and base units with one and a half bowl sink with mixer tap. Integrated electric oven and four ring gas hob with extractor fan. Plumbing for washing machine. French doors to garden.

BEDROOM ONE 12'10" x 9'10" max (3.9m x 3m max)

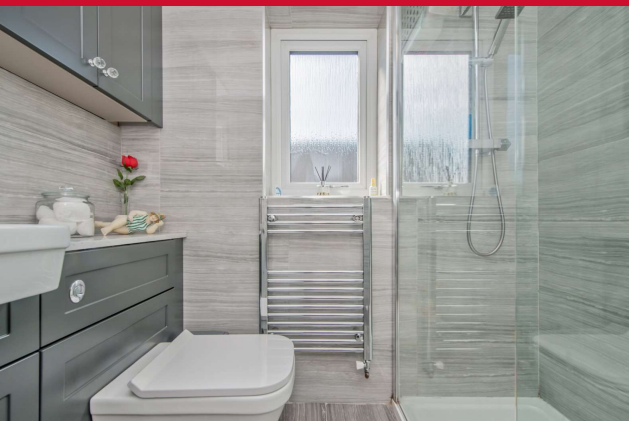
BEDROOM TWO 12'10" x 8'10" max (3.9m x 2.7m max)

BATHROOM Modern three piece suite comprising glazed walk-in shower, vanity sink with vanity mirror and WC. Chrome wall mounted towel heater.

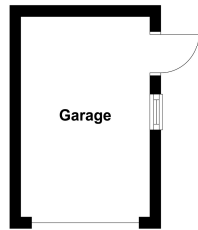
EXTERNAL Low maintenance landscaped Indian stone paved garden to rear with driveway providing ample off-street parking leading to single detached garage(measuring 17' x 9'2 (5.2m x 2.8m) with power. Block paved garden to front for more parking.

EPC - TBC

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

