





13 Houldsworth Avenue, Heckmondwike, West Yorkshire, WF16 9BD

Ideal for GROWING FAMILY BUYERS an opportunity has arisen to purchase this lovely EXTENDED, FOUR BEDROOM end terraced home. Finished to a stylish, modern specification throughout and located on this popular cul-de-sac offering ease of access to the local amenities, schools and the M62. Offering a VERSATILE FOOTPRINT it comprises hall, modern open plan living kitchen which is great for family entertaining, lounge, conservatory and modern bathroom. To the exterior is an ample driveway for off street parking and garage and pleasant low maintenance South East facing rear garden. Benefits from GCH & uPVC DG. EPC - D.

Asking Price £215,000

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ENTRANCE HALL Hallway.

LOUNGE 13'1" x 12'2" max (4m x 3.7m max)

Fireplace and electric fire with timber mantle.

KITCHEN DINER 15'9" x 11'6" max (4.8m x 3.5m max)

Modern range of wall and base units, timber worktop, breakfast bar and inset ceramic sink with mixer tap. Integral electric oven plus four-ring gas hob plus extractor and microwave. Plumbing for washer and dishwasher. Side door to conservatory and metro wall tiles.

CONSERVATORY 10'2" x 8'6" max (3.1m x 2.6m max)

Doors to garden.

REAR ENTRANCE 6'7" x 4'3" (2m x 1.3m)

Cloaks storage.

BEDROOM ONE 11'2" x 9'10" max (3.4m x 3m max)

BEDROOM TWO 19'8" x 6'11" max (6m x 2.1m max)

BEDROOM THREE 8'10" (2.7) x 8'6" (2.6) max plus doorway

BEDROOM FOUR 7'3" x 5'7" max (2.2m x 1.7m max)

BATHROOM Modern three piece suite comprising of integral shower and glazed shower screen over bath, WC and vanity sink. Tiled walls and chrome wall mounted towel heater.

EXTERIOR Block paved driveway to front providing ample off street parking. Pleasant South East facing lawned garden with paved patio and decking area which gets the sun for most part of the day.

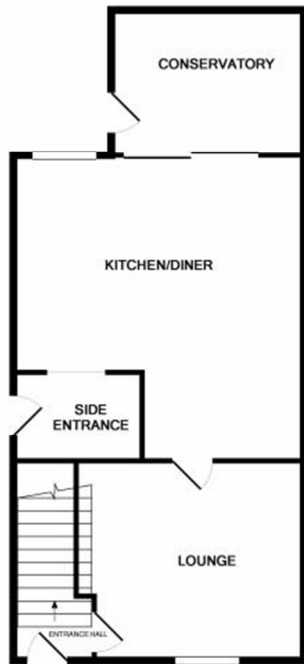
Freehold

Council Tax Band B

EPC - D

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.





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