



2 Moor View, Heckmondwike, West Yorkshire, WF16 0PQ

WELL PRESENTED, three bedroom semi detached house situated on a GOOD SIZED CORNER PLOT on this small cul-de-sac. REMODERNISED to a high standard by the current owners, this lovely family home is ideally situated close to local amenities and the well regarded 'Heckmondwike Grammar School'. Comprises hall, lounge, dining room and modern kitchen with three bedrooms and bathroom. Tandem driveway providing ample off street parking and leading to a detached garage with delightful rear lawned gardens to the side and rear which offer a good degree of privacy. Benefits from GCH, uPVC DG and alarm. EPC - D.

Asking Price £200,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

f RWEstateAgents **t** @robertwatts_

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ENTRANCE HALL Hallway with glazed ballustrade.

LOUNGE 14'1" x 12'2" max (4.3m x 3.7m max)

Limestone fireplace with living flame gas fire. Spot lights.

DINING ROOM 9'6" x 7'10" max (2.9m x 2.4m max)

French doors to garden and double gliding doors to lounge.

KITCHEN 10'6" x 8'2" max (3.2m x 2.5m max)

Modern range of wall and base units, worktop and one and a half bowl sink with mixer tap. Double electric oven and four-ring gas hob plus extractor. Plumbing for washer and integral dishwasher. Pantry cupboard.

BEDROOM ONE 11'2" x 10'10" max (3.4m x 3.3m max)

BEDROOM TWO 11'2" x 10'10" max (3.4m x 3.3m max)

With fitted wardrobes

BEDROOM THREE 7'7" x 7'3" max (2.3m x 2.2m max)

With bulk head cupboard.

BATHROOM Three piece suite comprising of corner bath with integral shower and glazed shower screen over, vanity sink and WC. Tiled walls and floor.

EXTERIOR Good sized corner plot measuring c. 0.13 acres with ample lawned garden to side and paved garden to rear. Sun patio area and summer house and the whole garden offers a degree of privacy. Tandem driveway with single garage and lawned garden to front. Outside lighting.

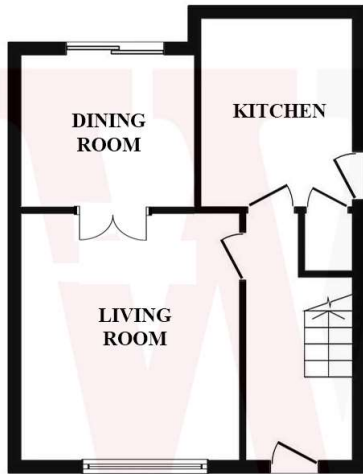
Freehold

Council Tax Band B

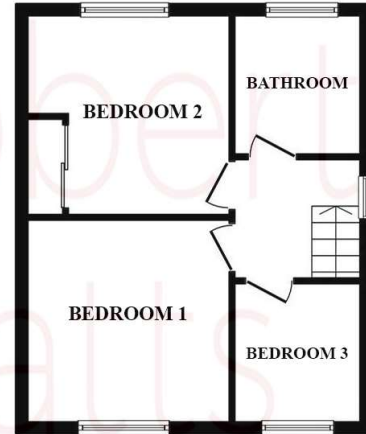
EPC - D

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.





GROUND FLOOR



FIRST FLOOR