



11 Sunnyside, Heckmondwike, West Yorkshire, WF16 0LN

****GUIDE PRICE £255,000 - £270,000**** WELL PRESENTED, FOUR BEDROOM, stone built Victorian mid terrace offering a deceptively spacious footprint. Situated in handily accessible location within the catchment area of the well regarded Heckmondwike Grammar School this makes an ideal growing FAMILY HOME and provides a super mix of fine period features with modern fixtures and fittings. Comprising feature hallway, two good sized reception rooms as well as modern kitchen, utility and cellar area. To the first floor are three good sized bedrooms and family bathroom with overall attic bedroom and lobby/study area. There is a pleasant paved garden area to the rear with an open aspect and useful outhouse storage. Benefits from GCH, uPVC DG sash windows and solar panels.

Guide Price £255,000

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ENTRANCE HALL Impressive entrance hall with exposed timber floorboards, feature archway and picture rail, ceiling cornicing and ceiling rose. Timber staircase and leaded timber door.

LOUNGE 17'5" x 14'9" max (5.3m x 4.5m max)

Good floor to ceiling height extenuating the room size with bay window giving excellent natural light. Feature timber fireplace with living flame gas fire. Ornate wall and ceiling mouldings plus ceiling rose and cornicing. Radiator.

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

Feature timber fireplace and living flame gas fire. Period picture rail and ceiling rose and ornate wall mouldings. Radiator.

KITCHEN 13'5" x 9'10" max (4.1m x 3m max)

Range of wall and base units, worktop, breakfast bar and inset sink with mixer tap. Double integral oven and four-ring gas hob plus extractor. Hanging creel. Radiator.

UTILITY ROOM 8'6" x 6'11" max (2.6m x 2.1m max)

Granite worktops and sink. Plumbing for washer plus rear door.

WC WC and hand wash basin.

CELLAR

LANDING Split level landing with useful storage cupboard.

BEDROOM ONE 14'9" x 13'1" max (4.5m x 4m max)

Picture rail and cast iron fire surround and tiled hearth. Open aspect to rear with view of St James' Church. Radiator.

BEDROOM TWO 14'9" x 12'6" max (4.5m x 3.8m max)

Picture rail, cast iron fire surround and tiled hearth. Radiator.

BEDROOM THREE 10'10" x 6'7" max (3.3m x 2m max)

Radiator.

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

Four piece suite comprising of glazed shower cubicle, free standing claw foot bath, 'his and hers' vanity sink and WC. Storage cupboard and wall mounted boiler. 2 x Radiators.

2ND FLOOR LANDING/STUDY AREA 12'2" x 6'7" max (3.7m x 2m max)

Ideal for those who WFH.

BEDROOM FOUR 11'10" x 11'2" max (3.6m x 3.4m max)

Sizeable attic room with Velux window. Radiator.

EXTERIOR Garden to front with pleasant paved garden to rear with outhouse storage measuring 12'6 x 6'11 (3.8m x 2.1m) with power, water and drainage. Open aspect to rear. Hardstanding parking area opposite house.

The house has fitted solar panels owned by the sellers and further details on these are available on request.

ADDITIONAL INFO Freehold

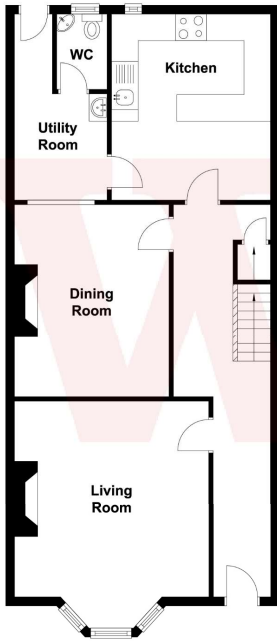
Council Tax Band C

EPC Rating C

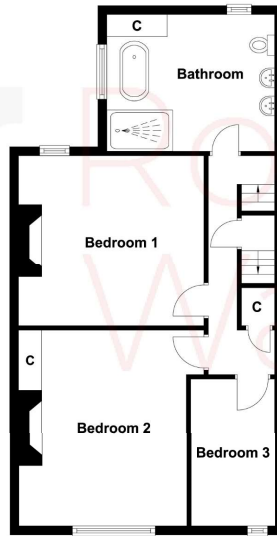
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



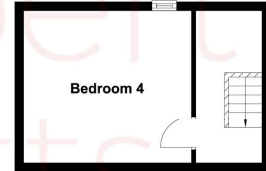
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	