



48 Westfield Street, Heckmondwike, West Yorkshire, WF16 9FB

SUPERBLY PRESENTED, three bedroom mid townhouse situated on this popular modern development. Offering a stunning CONTEMPORARY SPECIFICATION finish throughout it is handily situated for the amenities of Heckmondwike and within catchment of the well regarded Grammar school so suits FAMILY BUYERS. Offering accommodation over three floors with overall master ensuite bedroom it also comprises, lounge, dining kitchen, WC, two first floor bedrooms and bathroom. Double driveway parking and pleasant South facing rear garden. Benefits from GCH & uPVC DG. EPC - TBC

Asking Price £195,000

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ENTRANCE HALL Hallway.

LOUNGE 15'1" x 10'2" max (4.6m x 3.1m max)

KITCHEN 13'5" x 7'10" max (4.1m x 2.4m max)

Modern range of wall and base units, inset sink with mixer tap and integral electric oven with four-ring gas hob plus extractor. Plumbing for washer. French doors to garden.

WC WC and wash hand basin.

FIRST FLOOR LANDING With storage cupboard and useful study area giving access to second floor.

BEDROOM TWO 11'6" (3.5) x 7'10" (2.4) max plus robes

With fitted sliding wardrobes.

BEDROOM THREE 8'6" x 6'11" max (2.6m x 2.1m max)

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

SECOND FLOOR

BEDROOM ONE 13'5" x 12'6" max (4.1m x 3.8m max)

Second floor bedroom with walk-in wardrobe.

ENSUITE BATHROOM Three piece modern suite comprising of shower cubicle, vanity sink and WC. Tiled walls and floor and chrome wall mounted towel heater,

EXTERIOR Pleasant low maintenance artificial lawned South facing garden and decking area to rear. Double driveway to front providing ample off street parking.

PLEASE NOTE There is a service charge payable annually for the upkeep of communal areas. This year it is £211.47.

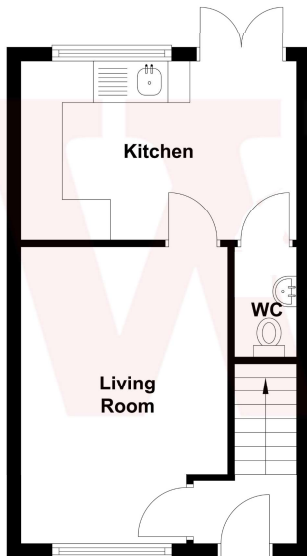
MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

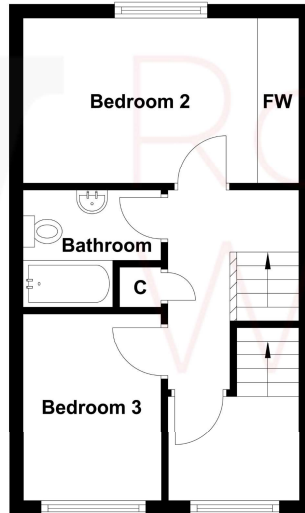
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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

