



16 Redfearn Avenue, Heckmondwike, West Yorkshire, WF16 9PY

A great opportunity to purchase this TWO BEDROOM semi detached house situated in this popular area, Handily located for the amenities and schools, including well regarded Heckmondwike Grammar, the house requires some updating but is priced to reflect this and is sold with NO CHAIN. Ideal for FTB or young families it comprises hall, lounge/diner, kitchen, two bedrooms and bathroom with low maintenance gardens to the front and rear. It benefits from GCH, uPVC DG and was re-roofed 2 years ago. EPC - C

Guide Price £140,000

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ENTRANCE HALL

LOUNGE/DINER 20'8" x 13'1" max (6.3m x 4m max)

Dual aspect room with fireplace and gas fire.

KITCHEN 8'6" x 7'7" max (2.6m x 2.3m max)

Wall and base units incorporating contrasting work top, sink and mixer tap. Gas cooker point, plumbing for auto washer and useful pantry.

BEDROOM ONE 14'1" (4.3) x 8'10" (2.7) plus 1.1 x 2'11" (0.9)

Double bedroom with useful storage cupboard.

BEDROOM TWO 10'10" x 10'6" max (3.3m x 3.2m max)

Double bedroom with fitted wardrobes and storage cupboard. Wall mounted boiler.

BATHROOM Three piece suite comprising glazed shower cubicle, wc and hand wash basin.

EXTERIOR 8'2" x 7'3" (2.5m x 2.2m)

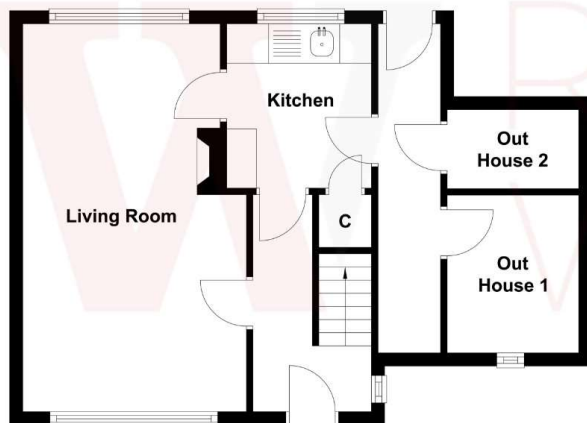
Covered passageway to side leading to a storage building 8'2 x 7'3 (2.5m x 2.2m) and walk in store with power. Low maintenance garden to the front which has the potential to convert into a driveway subject to planning permission and a pleasant paved garden to the rear.

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.

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

