



12 Fairfield Drive, Heckmondwike, West Yorkshire, WF16 9NR

SUPERBLY PRESENTED and recently refurbished FOUR BEDROOM semi detached house located on this popular cul-de-sac. Making a super FAMILY HOME is occupies a good sized corner plot and is ideally located for the local schools including well regarded Heckmondwike Grammar. Offering a deceptive footprint and a contemporary style open plan, 28ft living kitchen with fully integrated units and breakfast bar which is ideal for entertaining. Further comprises porch, hall, two ground floor bedrooms and modern bathroom and two first floor bedroom with master bedroom including a dressing room area. Ample driveway parking to the front and side with large detached double garage which is includes a sun room with hot tub with pleasant lawned and paved garden to the rear. Benefits from GCH, uPVC DG and alarm. EPC - C.

Asking Price £260,000

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ENTRANCE PORCH

ENTRANCE HALL

LIVING KITCHEN 28'10" x 11'6" max (8.8m x 3.5m max)

Open plan living kitchen with a modern range of wall and base units finished in grey gloss incorporating contrasting work tops, breakfast bar, inset one and half bowl sink and mixer tap. Integral microwave, oven and five ring gas hob with extractor. Space for US style fridge freezer. Door to rear.

BEDROOM TWO 9'10" x 9'6" (3m x 2.9m)

Ground floor double bedroom.

BEDROOM THREE 9'10" x 9'2" (3m x 2.8m)

Ground floor double bedroom.

BATHROOM Three piece modern suite comprising P-shaped bath with shower over and glazed shower screen, vanity sink and wc. Tiling to walls and floor and chrome heated towel rail.

FIRST FLOOR

BEDROOM ONE 19'4" x 11'10" (5.9m x 3.6m)

Partitioned dressing room area.

BEDROOM FOUR 9'10" x 4'11" (3m x 1.5m)

EXTERIOR 14'5" x 7'7" (4.4m x 2.3m)

The property occupies a good sized corner plot at the head of the cul-de-sac with block paved driveway to the front and side providing ample off street parking.

Detached garage measuring 21'4 x 8'6 + 8'2 x 6'3 (6.5m x 2.6m plus 2.5m x 1.9m). Also includes garden room with double glazed doors to garden and hot tub measuring 14'5 x 7'7 (4.4m x 2.3m).

Pleasant lawned garden with raised flowerbeds, water feature and paved patio 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.

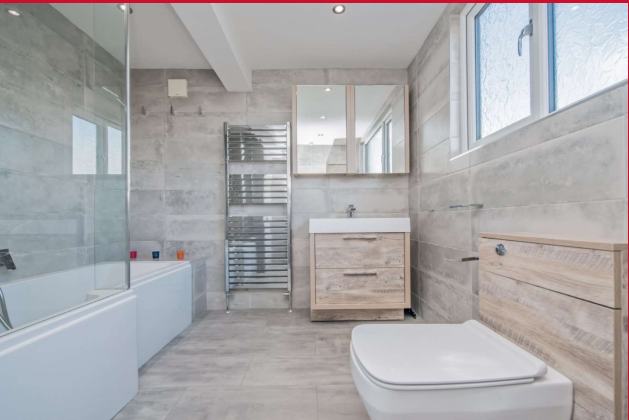
Your home may be repossessed if you do not keep up repayments on your mortgage.

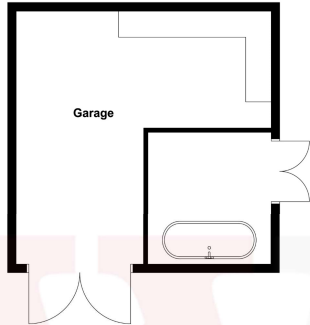
Tenure Freehold

Council Tax C

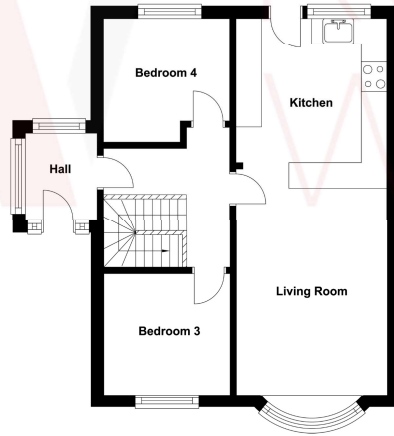
EPC Rating C

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.

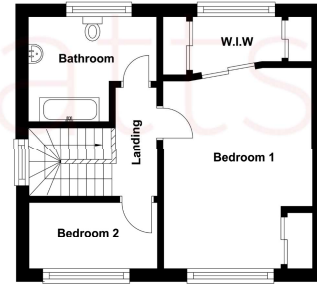




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	71	
(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	

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