



5 Hill Top Estate, Heckmondwike, West Yorkshire, WF16 0ED

A rare opportunity has arisen to purchase this FAMILY SIZED, realistically priced three bedroom semi detached. Conveniently situated on this small cul-de-sac development it is within walking distance of the local amenities and the well regarded schools, including Heckmondwike Grammar. Requiring some modernisation but priced to reflect this work, it is sold with NO CHAIN and comprises hall, modern WC, lounge, kitchen, three bedrooms and bathroom with lawned gardens to the front and rear giving the opportunity to extend. Also benefits from driveway parking and GCH.

Offers in excess of £140,000

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ENTRANCE HALL Hallway.

WC Recently fitted WC and vanity sink.

LOUNGE 14'1" x 11'10" max (4.3m x 3.6m max)

With gas fire.

KITCHEN 20'4" x 6'7" max (6.2m x 2m max)

Wall and base units, worktop and sink, integral electric oven and four-ring gas hob plus extractor. Plumbing for washer plus wall mounted boiler and rear door. Under stairs storage.

LANDING Storage cupboard.

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

BEDROOM TWO 11'2" x 7'10" max (3.4m x 2.4m max)

BEDROOM THREE 8'10" (2.7) x 7'7" (2.3) max including bulkhead

BATHROOM Three piece suite comprising of shower extension and glazed shower screen over bath, WC and hand wash basin.

EXTERIOR Driveway parking and lawned garden to front. Good sized lawned garden to rear offering potential to extend, subject to planning permission and outhouse storage.

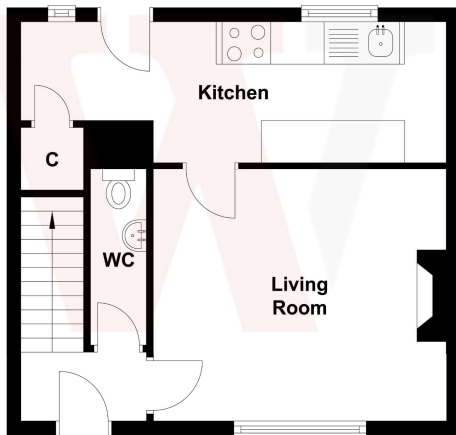
MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	