



## 28 Fieldhead Way, Heckmondwike, West Yorkshire, WF16 9DU

This very WELL MAINTAINED, three bedroom detached house presents an excellent opportunity for those FAMILY BUYERS seeking a convenient home close to the local amenities and schools, including well regarded 'Heckmondwike Grammar School'. Situated on this popular modern, cul-de-sac development, it benefits from a well-kept garden, perfect for outdoor relaxation and entertaining with off-street parking and a garage. Comprises hall, two reception rooms, modern kitchen, conservatory, three bedrooms, the master with ensuite and family bathroom. Benefits from GCH, uPVC DG & alarm.

Asking Price £275,000

**T** 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk  
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

**f** RWEstateAgents **t** @robertwatts\_

arla | propertymark naea | propertymark

# 28 Fieldhead Way, Heckmondwike, West Yorkshire, WF16 9DU

## **ENTRANCE HALL**

### **LIVING ROOM 14'5" x 11'2" (4.4m x 3.4m)**

Fireplace with electric fire. Arch to dining room.

### **DINING ROOM 8'10" x 8'10" (2.7m x 2.7m)**

Sliding doors to conservatory

### **CONSERVATORY 8'10" x 8'2" (2.7m x 2.5m)**

Doors leading to garden.

### **KITCHEN 8'10" x 11'2" max (2.7m x 3.4m max)**

Modern range of wall and base units with complimentary worktops, inset 1.5 sink and mixer tap, integral electric oven and four ring gas hob, fridge freezer and auto washer. Under unit lighting and cupboard housing boiler.

### **BEDROOM ONE 10'6" x 9'2" + alcove (3.2m x 2.8m + alcove)**

Double bedroom.

**ENSUITE BATHROOM** Three piece ensuite with glazed shower cubicle, WC and sink.

### **BEDROOM TWO 13'1" x 8'10" (4m x 2.7m)**

Double bedroom.

### **BEDROOM THREE 8'2" x 7'3" (2.5m x 2.2m)**

**BATHROOM** Three piece suite with bath, sink and WC with tiled walls.

**EXTERNAL** Pleasant low maintenance, landscaped garden with gravelled and paved areas and shed with open aspect to rear. Driveway off street parking and single integral garage measuring 14'9 x 8'10 (4.5m x 2.7m) with electric door.

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

