



144 Heckmondwike Road, Dewsbury, West Yorkshire, WF13 3NS

A rare opportunity has arisen to purchase this REALISTICALLY PRICED, first floor, two bedroom apartment sold with NO CHAIN. Handily located close to the local amenities of both Heckmondwike and Dewsbury and the popular 'Dewsbury Country Park'. We feel this flat offers excellent value for money with a modern feel throughout and comprises own ground floor entrance, hall, lounge, kitchen, two bedrooms and modern wet room. Benefits from GCH and uPVC DG with allocated parking and communal gardens.

Asking Price £75,000

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

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GROUND FLOOR ENTRANCE HALL

GUEST CLOAKROOM 8'10" x 4'3" (2.7m x 1.3m)

Four storage cupboards.

LOUNGE 13'1" x 13'1" max (4m x 4m max)

Window showcasing the far reaching views.

KITCHEN 8'2" x 6'7" max (2.5m x 2m max)

Wall and base units incorporating contrasting work top, inset and mixer tap. Integral electric oven and hob plus extractor. Plumbing for auto washer.

BEDROOM ONE 13'5" x 8'10" max (4.1m x 2.7m max)

Fitted wardrobes and bulk head cupboard.

BEDROOM TWO 10'6" x 6'7" (3.2m x 2m)

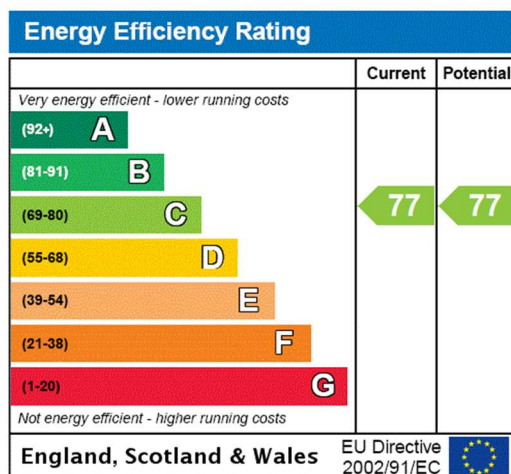
BATHROOM Modern wet room comprising shower wc and hand wash basin.

EXTERIOR The property benefits from communal garden and communal parking in car park. Please note the entrance door is to the rear of the block.

The property is leasehold with 91 years remaining on the lease from Kirklees Council. Ground rent is £10 per annum and service charge was £80.80 pa in 2024. The gas central heating is run from communal boilers shared with the other flats. Please ask for further details on this.

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.





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