



7 Curwen Crescent, Heckmondwike, West Yorkshire, WF16 9AS

A lovely FAMILY SIZED HOUSE & PLOT situated in this highly popular location. Offering a 3 bedroom, good sized footprint totalling circa. 968sq.ft and having large lawned gardens to the front and rear offering great potential to extend, subject to planning. Offering easy access to the local amenities and schools inc Heckmondwike Grammar School. The house requires some updating but is priced to reflect this work and is sold with NO CHAIN. Comprises hall, lounge, dining kitchen, three good sized bedrooms and bathroom. Ample driveway parking and benefits from GCH & uPVC DG.

Asking Price £170,000

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HALLWAY

GROUND FLOOR WC

Side entrance and door to kitchen and WC.

LOUNGE 14'1" x 13'1" max (4.3m x 4m max)

Fireplace with gas fire.

DINING KITCHEN 14'5" x 9'2" max (4.4m x 2.8m max)

Wall and base units, inset sink and mixer tap, gas point. Plumbed for automatic washing machine.

BEDROOM ONE 13'1" x 11'2" max (4m x 3.4m max)

Fitted cupboard.

BEDROOM TWO 13'1" x 9'2" (4m x 2.8m)

BEDROOM THREE 9'6" x 7'3" max (2.9m x 2.2m max)

BATHROOM

Three piece suite comprising WC, basin and bath with shower over.

EXTERIOR

Good-sized lawned front garden, tarmac driveway providing off-street parking.

OTHER INFORMATION

Tenure: Freehold

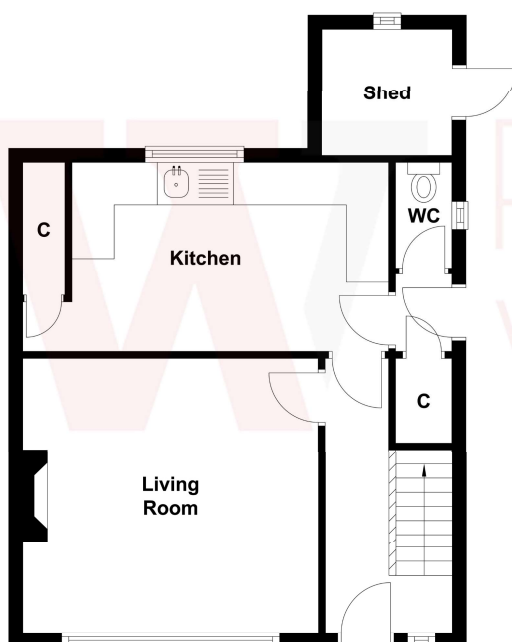
EPC Rating: C

Council Tax Band: A

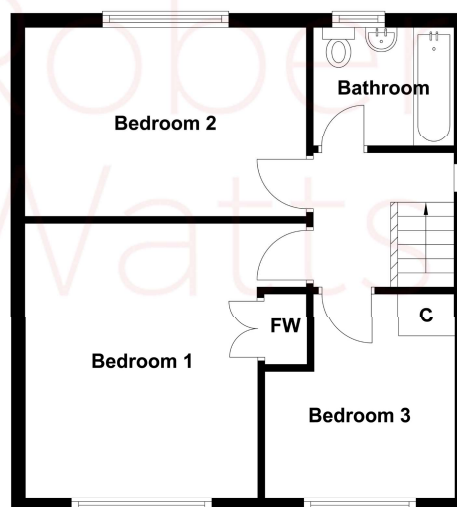
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	