



4 Boundary Street, Heckmondwike, West Yorkshire, WF16 0ER

An excellent opportunity to acquire a TWO bedroom through terrace situated in this popular location where similar houses do sell well. Handily located for the local amenities and schools and ideally suitable for FTBs and down-sizers.

The house requires updating but is priced to reflect and sold with NO CHAIN. It benefits from gas fired central heating system and double glazing and briefly comprises: hall, spacious lounge, kitchen, two bedrooms. With driveway parking to the front and garden with an open aspect to the rear.

Asking Price £95,000

 01274 878878  cleckheaton@robertwatts.co.uk  robertwatts.co.uk

Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

 RWEstateAgents  @robertwatts_

arla | propertymark naea | propertymark

4 Boundary Street, Heckmondwike, West Yorkshire, WF16 0ER

HALL

LIVING ROOM 15'1" x 13'1" max (4.6m x 4m max)

Fireplace with gas fire.

KITCHEN 15'5" x 5'3" max (4.7m x 1.6m max)

Galley kitchen with a modest range of wall and base units, stainless steel sink and gas cooker. Wall mounted gas boiler and door to rear garden.

BEDROOM ONE 10'2" x 9'2" max (3.1m x 2.8m max)

Storage cupboard.

BEDROOM TWO 6'11" x 6'7" (2.1m x 2m)

BATHROOM

Three piece suite with WC, sink and bath.

EXTERIOR

Off-street paved parking and garden borders to the front. Enclosed rear garden with open aspect.

OTHER INFORMATION

Tenure: Freehold

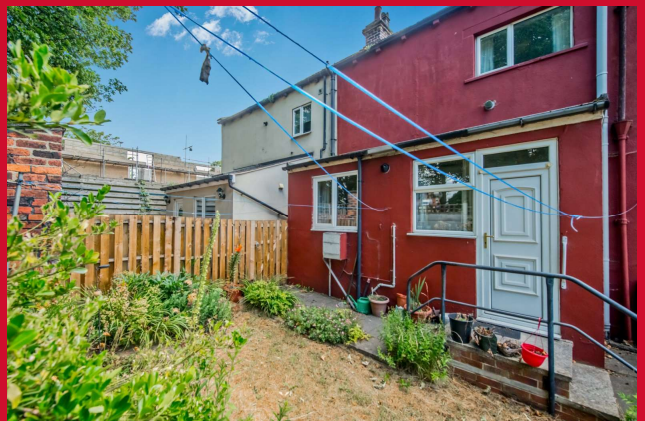
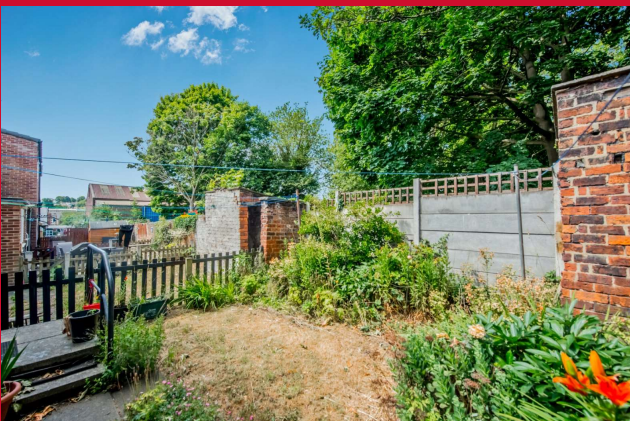
Council Tax Band: A

EPC Rating: D

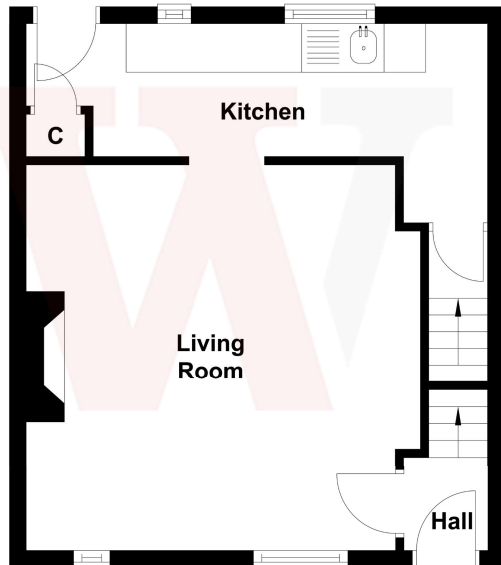
PLEASE NOTE

If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

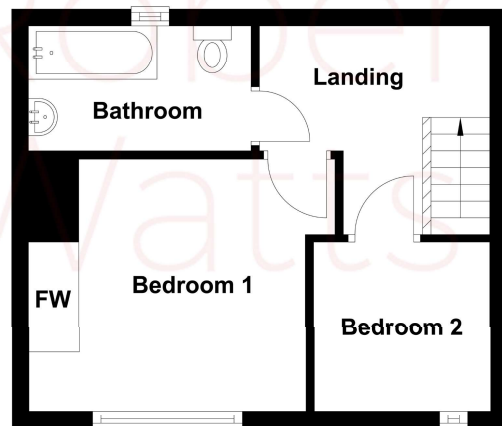
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		