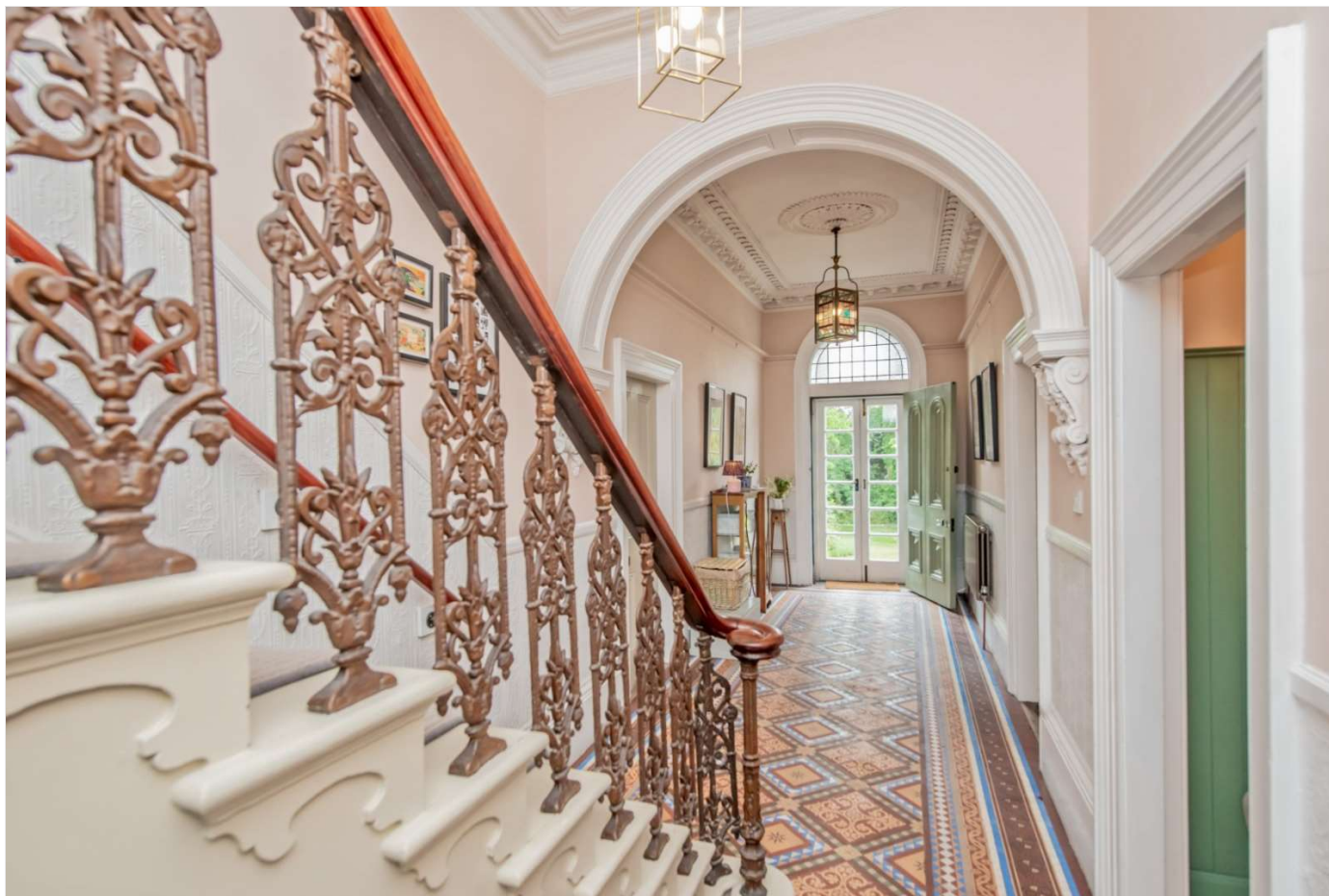




76 Dale Lane, Heckmondwike, West Yorkshire, WF16 9NU
Asking Price: £485,000

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SIMPLY STUNNING, VICTORIAN mid terraced house offering an enviable sized footprint of circa. 2,766sqft with a good sized 200ft garden plot. Situated this highly popular of location offering SUPERB COMMUNICATION LINKS to Leeds and the surrounding towns and cities. Batley railway station is within two miles, and the house is situated within the catchment area of the well regarded 'Heckmondwike Grammar School'. Ideally suiting growing family buyers the house has been fully refurbished by the current owners to offer a high quality stylish finish but also incorporating some lovely period features. Comprises feature hallway, THREE RECEPTION ROOMS plus dining kitchen, boot room, wc, ample cellars with lots of potential, four double bedrooms and bathroom plus another former bedroom/potential ensuite. To the front is well established parklands style garden approx. 200 ft (45m) long as well as ample driveway off street parking and a double garage and storage building to the rear. Benefits from gas central heating and double glazing.EPC E.



Porch/Boot room Rear porch/boot room.

Entrance Hall Feature entrance hallway with archway running the full width of the house and giving access to the garden. Ornate tiled flooring, ceiling cornicing and rose. Timber staircase and timber and cast iron balustrade.

Lounge 19'8" x 15'5" max (6m x 4.7m max)

Slate fireplace and wood burning stove. Period high skirting boards, ceiling cornicing and bay window.

Dining Room 16'9" x 16'1" max (5.1m x 4.9m max)

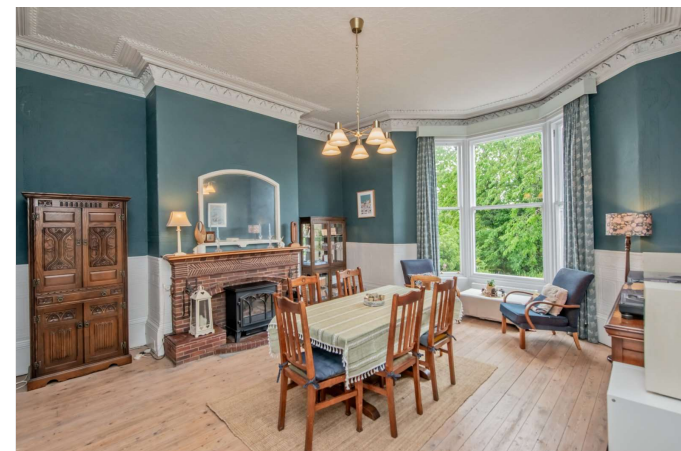
Fireplace with exposed timber floorboards and period ceiling cornicing. Timber sash bay window and exposed ornate timber wall mouldings.

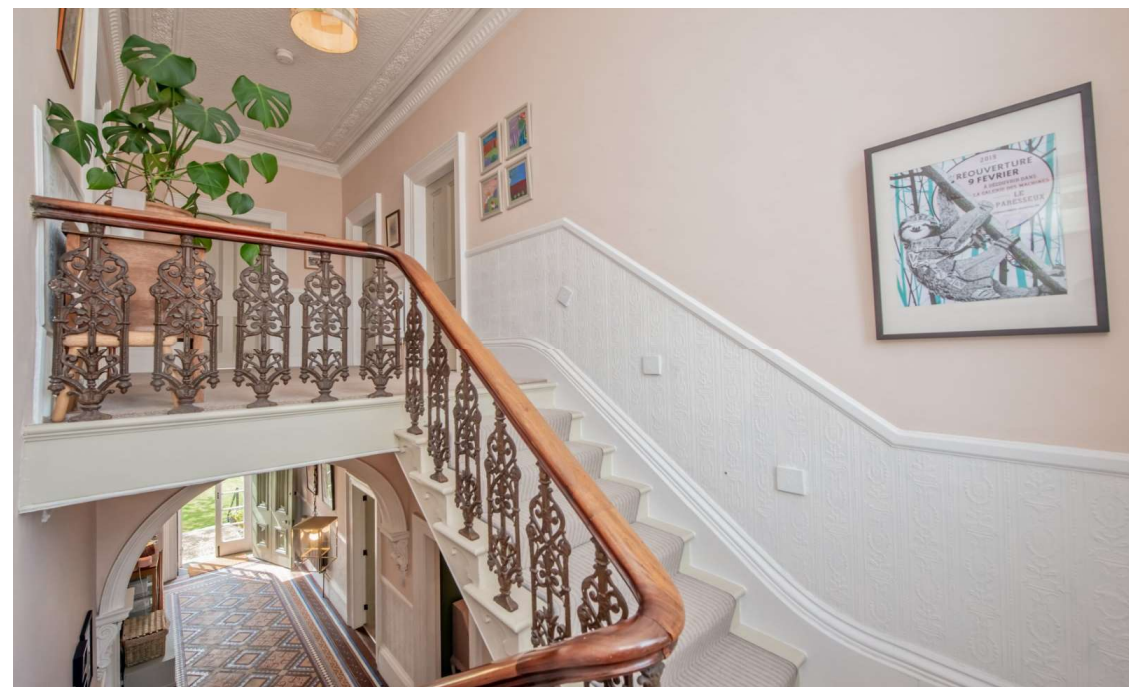
Reception Room 16'5" x 11'2" max (5m x 3.4m max)

Fireplace and open fire with alcove cupboard, plate rail and cornicing.

Kitchen Diner 16'5" x 16'5" max (5m x 5m max)

Range of wall and base units incorporating quartz work tops and ceramic sink. Integral electric oven, four ring gas hob plus extractor. Timber island unit and breakfast bar. Original alcove cupboard. Tiling to floors and double doors to dining room.







Cellars 19' (5.8) x 16'5" (5) + 19' (5.8) x 15'1" (4.6)
Extensive cellar areas with good height head offering potential to convert to further living space, subject to building regulations. Wall mounted boiler.

Guest WC Hand wash basin and wc.

First Floor Landing Impressive split level landing with feature archway.

Bedroom One 16'5" x 16'1" max (5m x 4.9m max)
Fireplace, ceiling cornicing with access to Dressing Room.

Dressing Room/Bedroom 16'5" x 9'6" max (5m x 2.9m max)
Former bedroom which is now a versatile room which could be converted to back to bedroom or used as dressing room or ensuite.

Bedroom Two 16'1" x 15'1" max (4.9m x 4.6m max)
Fireplace and exposed timber floorboards.

Bedroom Three 16'5" x 15'5" max (5m x 4.7m max)
Fireplace and stripped timber floorboards.

Bedroom Four 9'10" x 7'7" (3m x 2.3m)

Bathroom Three piece suite comprising bath with integral shower over and glazed screen, hand wash basin and wc. Tiled walls and storage cupboard.

Utility Room 5'11" x 4'3" (1.8m x 1.3m)
Located off the bathroom. Having plumbing for auto washer and creel.

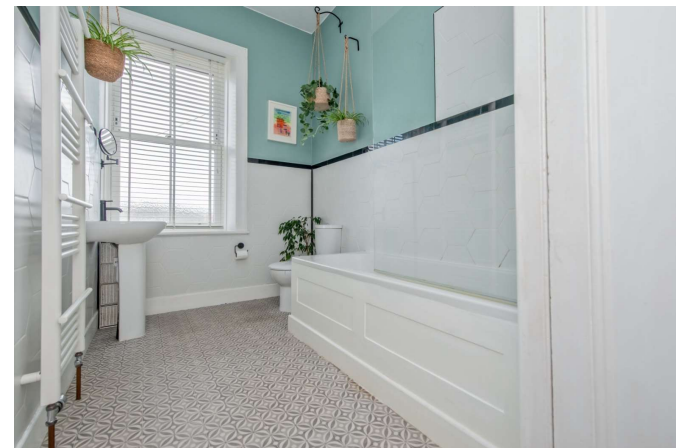
Exterior The property benefits from a sizeable, front South East facing garden comprising paved area with steps leading down to a lovely well stocked lawned garden with mature trees and shrubs and timber summerhouse.

To the rear accessed off Dale Lane is an ample gravelled driveway and patio plus outhouse and raised flowerbeds. Brick built garage measuring 5.7m x 4.7m and separate storage building measuring 3.7m x 3.7m.

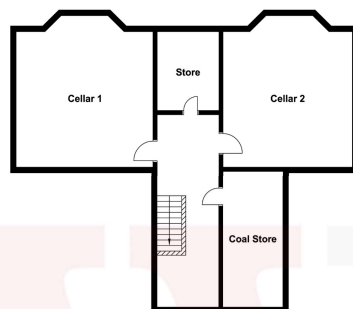
Please note there is a right of way for all three properties in the terrace across the neighbours gardens through two sets of gates. This is for vehicles do enter if necessary for garden work or maintenance. Further details on request.

IMPORTANT NOTICE

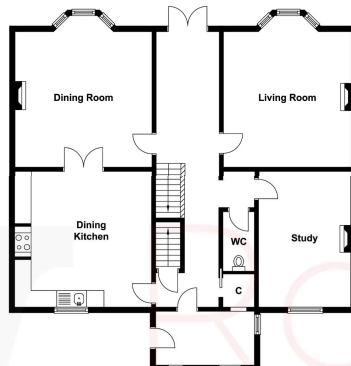
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.



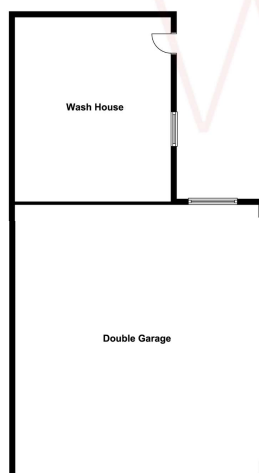
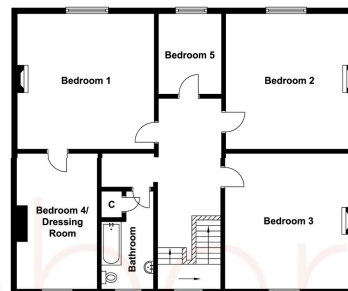
Lower Ground Floor



Ground Floor



First Floor



AGENTS NOTES:

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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