



10 Redfearn Avenue, Heckmondwike, West Yorkshire, WF16 9PY

Another great opportunity has arisen to purchase this THREE BEDROOM semi-detached house situated in this popular area. Handily located for the amenities and schools, including well regarded Heckmondwike Grammar.

Similar houses have been selling very well recently and whilst it requires some updating, it is priced to reflect this and is sold with NO CHAIN.

Ideal for FTB or young families it comprises: hall, lounge/diner, kitchen, three bedrooms and bathroom with a South East facing rear garden and outhouse storage. It benefits from GCH & uPVC DG.

Offers in excess of £140,000

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GROUND FLOOR

HALLWAY

LIVING ROOM 19'4" x 11'2" max (5.9m x 3.4m max)

Fireplace with gas fire. Dual aspect room giving excellent natural light.

KITCHEN 8'6" x 7'7" max (2.6m x 2.3m max)

Wall and base units, worktop, 1.5 bowl sink and mixer tap, electric oven and hob with extractor over and plumbed for automatic washing machine Wall mounted boiler. Pantry and side door.

FIRST FLOOR

BEDROOM ONE 10'10" x 10'6" max (3.3m x 3.2m max)

Storage cupboard.

BEDROOM TWO 8'10" x 6'7" + doorway (2.7m x 2m + doorway)

BEDROOM THREE 10'2" (3.1) x 6'3" (1.9) max inc bulkhead

BATHROOM

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

OUTSIDE

Lawned garden to the front. With two useful outhouse buildings. Pleasant lawned garden to rear which is South-East facing.

OTHER INFORMATION

Please note probate has been submitted but has not yet been granted.

Tenure: Freehold

Council Tax Band: A

EPC Rating: TBC

AML / ID CHECKS

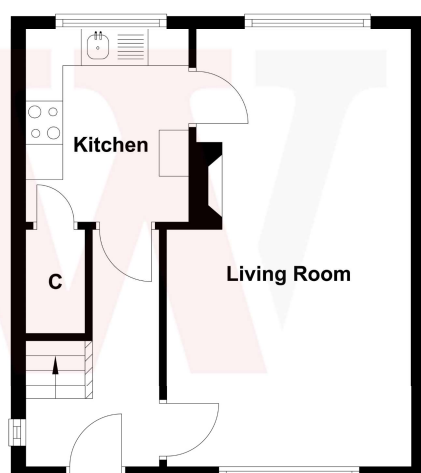
If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

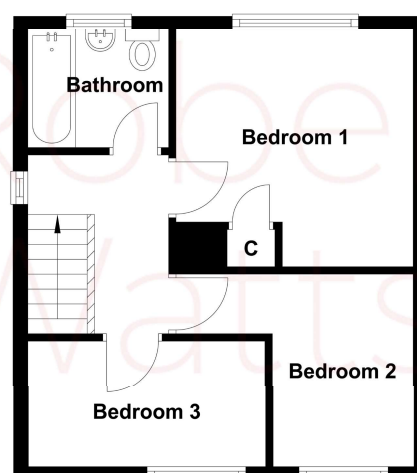
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

67 D

81 B