



98 Lobley Street, Heckmondwike, West Yorkshire, WF16 0DH

GENEROUS SIZED, three bedroom end townhouse in this highly accessible location, within the catchment area of well regarded schools including Heckmondwike Grammar & close to the local amenities. Great for FAMILY BUYERS it sits on a good sized end plot with a 164 ft long garden which offers ample opportunity to extend or create driveway parking and a garage. Requiring some cosmetic improvement but priced to reflect it comprises hall, lounge, dining room, kitchen, three first floor bedrooms & bathroom. Externally there are gardens front & rear and the house benefits from uPVC DG & GCH.

Asking Price £159,950

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HALL

LOUNGE 15'5" x 10'10" max (4.7m x 3.3m max)

Useful understairs storage cupboard.

DINING ROOM 10'6" x 6'11" (3.2m x 2.1m)

KITCHEN 10'6" x 6'11" max (3.2m x 2.1m max)

Range of wall and base units, worktop and inset sink with range oven and plumbed for washer. Rear door.

BEDROOM ONE 12'6" x 7'10" (3.8m x 2.4m)

Double bedroom.

BEDROOM TWO 13'1" x 7'10" (4m x 2.4m)

Double bedroom.

BEDROOM THREE 9'6" x 5'11" max (2.9m x 1.8m max)

Wardrobe.

BATHROOM Three piece suite with bath, wc and sink. Tiled walls.

GARDEN Occupying a good sized end plot measuring circa. 164ft (50m) in length offering great potential to extend, subject to planning permission. Lawned garden to front with unmade driveway to side. South West facing paved patio and long garden to the rear.

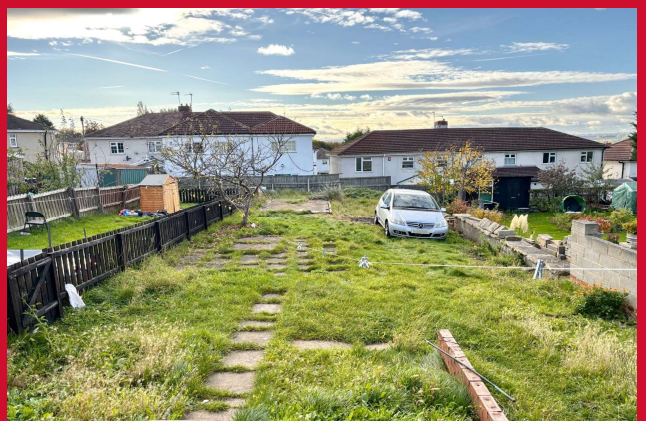
Tenure - Freehold

Council Tax Band - A

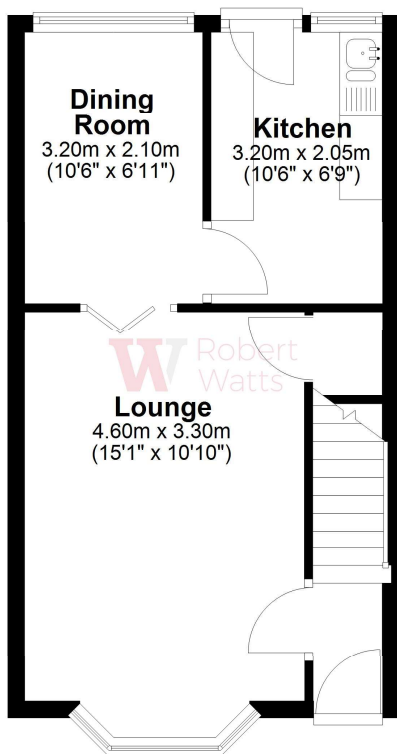
EPC Rating - D

PLEASE NOTE 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.

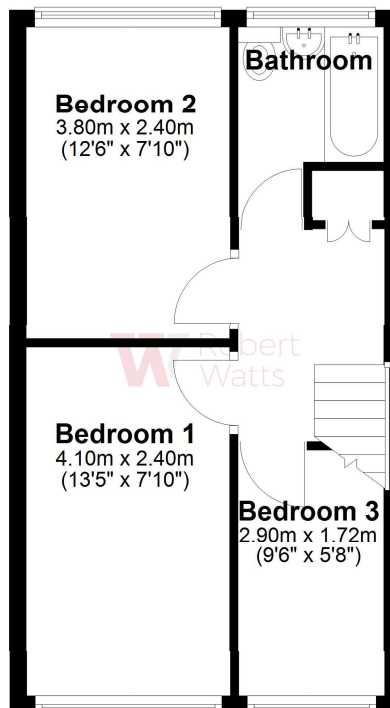
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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 | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |