



10 Owler Meadows, Heckmondwike, WF16 9DT

A SUPER OPPORTUNITY has arisen to purchase this stunning, FAMILY SIZED, four bedroom detached house situated on this popular small cul-de-sac location. Offering easy access to the local amenities and schools including the highly regarded 'Heckmondwike Grammar', occupying a SIZEABLE PLOT with a SOUTH FACING OPEN REAR ASPECT.

An immaculately presented home, with quality fixtures and fittings throughout and comprises of two reception rooms plus modern breakfast kitchen, study/cloakroom, utility and downstairs WC, four bedrooms including three doubles including the master en suite as well as family bathroom. It benefits from double driveway parking leading to a storage garage with a delightful enclosed landscaped patio and lawned rear garden with south-facing open aspect. Having uPVC double glazing, gas central heating, security alarm and lighting as well as EV charging point.

Asking Price £335,000

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HALL

CLOAKROOM

WC, vanity sink and heated towel rail.

LIVING ROOM 15'5" x 11'2" max (4.7m x 3.4m max)

Fireplace and electric fire. Archway to the Dining Room.

DINING ROOM 10'2" x 9'10" max (3.1m x 3m max)

French doors leading onto rear garden.

KITCHEN 13'9" x 9'10" max (4.2m x 3m max)

Dual aspect room with modern wall and base cabinets with granite work surfaces over and breakfast bar, inset 1.5 bowl sink and mixer tap. Double electric oven and 4 ring gas hob with extractor above and plumbed for dishwasher. Walk in pantry.

UTILITY ROOM 5'7" x 4'11" max (1.7m x 1.5m max)

Sink, plumbed for automatic washing machine and space to accommodate a tumble dryer. Composite side door. Wall mounted combi-boiler.

STUDY / CLOAKROOM 9'2" x 7'7" approx (2.8m x 2.3m approx)

Currently utilised as a cloak/boot room.

Perfect for buyers who work from home and children's playroom.

FIRST FLOOR

BEDROOM ONE 12'6" (3.8) x 11'2" (3.4) max plus recess

Fitted wardrobes.

EN SUITE

Three piece suite comprising WC, vanity sink, glazed shower cubicle with rain forest head. Heated towel rail.

BEDROOM TWO 10'10" (3.3) x 9'2" (2.8) max plus recess and alcove

Fitted wardrobes.

BEDROOM THREE 9'10" x 9'2" max (3m x 2.8m max)

BEDROOM FOUR 9'6" x 7'10" max (2.9m x 2.4m max)

BATHROOM

Three piece suite with bath and integral shower and glazed shower screen over, sink and WC with chrome heating towel rail.

EXTERIOR Sitting on a good-sized plot with double driveway parking to the front leading to a storage garage.

Lovely landscaped fully enclosed rear garden with lawned and paved areas which has a pleasant South-facing open aspect.

EV charging point and security lighting both front and rear.

OTHER INFORMATION Tenure: Freehold

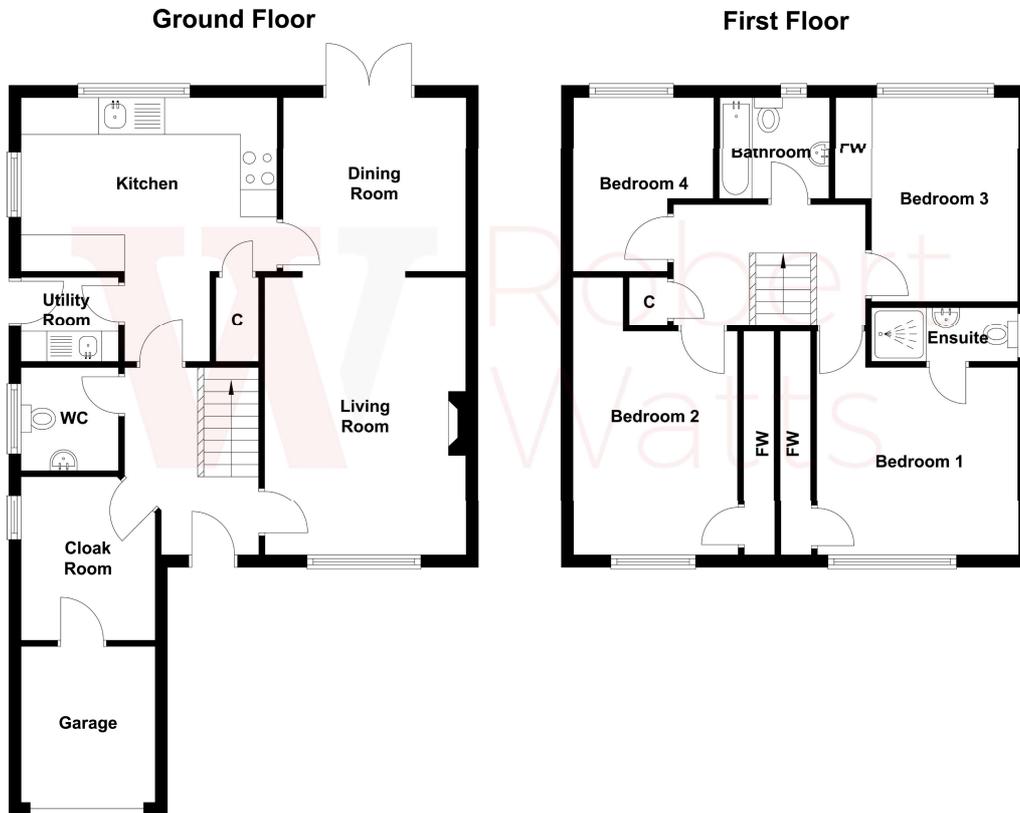
Council Tax Band: E

EPC Rating: C

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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