



14 Priestley Avenue, Heckmondwike, West Yorkshire, WF16 9AX

WELL PRESENTED, TWO BEDROOM semi detached true bungalow situated in this popular location in White Lee offering easy access to the local amenities. Fully refurbished by the current owner, it makes an ideal purchase for a 'downsizer' buyer who wants little to do to move in. Comprises hall, lounge, integrated kitchen, two bedrooms and modern bathroom with driveway parking to the side and detached garage with low maintenance gardens to front and rear which enjoys an open aspect. Benefits from GCH with a new boiler & modern uPVC DG.

Offers in the region of £210,000

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HALL

Useful storage cupboard.

LOUNGE 18'1" x 11'6" (5.5m x 3.5m)

Fireplace and living flame gas fire.

KITCHEN 11'10" x 6'11" max (3.6m x 2.1m max)

Range of wall and base units with worktops with inset sink and mixer with integral electric oven and 4 ring gas hob and extractor with integral fridge freezer and plumbed for washing machine. Pantry cupboard and modern wall mounted boiler.

BEDROOM ONE 10'10" x 10'2" max (3.3m x 3.1m max)

Fitted wardrobes along two walls.

BEDROOM TWO 8'10" x 8'10" (2.7m x 2.7m)

Patio doors leading to garden.

BATHROOM

Modern three piece suite with integral shower and glazed shower screen over bath, vanity sink and WC with tiled walls and chrome wall mounted radiator.

OUTSIDE

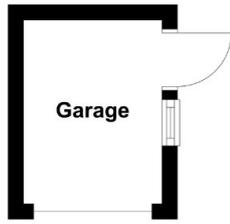
Resin covered driveway parking to side leading to a single detached garage. Pleasant lawned and patio garden to the rear with open aspect views over playing fields. Low maintenance front garden with gravelled and patio area.

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.





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