



## 54 Low Cliff Walk, Heckmondwike, West Yorkshire, WF16 0PT

IMMACULATELY PRESENTED, three bedroom detached home offering a stylish and contemporary feel throughout. Handily situated close to the local amenities, the 'Greenway' circle/footpath and 'Dewsbury Country Park' and within the catchment of well regarded 'Heckmondwike Grammar School' making it a great FAMILY BUY. This lovely home has enviable open aspect front views and comprises hall, lounge, modern dining kitchen,, conservatory, three good sized bedrooms and bathroom. To the exterior is a driveway for off street parking leading to a larger than average garage with pleasant tiered patio gardens to the rear with another pleasant open aspect. Benefits from GCH & uPVC DG.

**Asking Price £235,000**

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**ENTRANCE HALL** Having cupboard housing wall mounted boiler.

**LOUNGE 15'1" x 11'10" max (4.6m x 3.6m max)**

Having fireplace with electric fire with contemporary glazed front.

**KITCHEN DINER 15'1" x 10'10" max (4.6m x 3.3m max)**

Modern range of wall and base units incorporating contrasting work tops, inset sink and mixer tap. Integral electric oven, four ring electric hob and extractor with plumbing for auto washer and integral dishwasher. Larder cupboard and useful pantry. Sliding double doors to conservatory.

**CONSERVATORY 9'6" x 7'10" (2.9m x 2.4m)**

Having radiator allowing the room to be used year round and two doors leading onto garden.

**FIRST FLOOR LANDING** Useful storage cupboard.

**BEDROOM ONE 13'1" (4.0) x 8'6" (2.6) plus robes**

Fitted wardrobes and bed head cupboards. Window taking advantage of far reaching views.

**BEDROOM TWO 11'2" x 8'6" (3.4m x 2.6m)**

**BEDROOM THREE 9'10" x 5'11" max (3m x 1.8m max)**

**BATHROOM** Three piece suite comprising bath with integral shower over and glazed screen, wc and hand wash basin. Tiling to walls and floor.

**EXTERIOR** The exterior of the property has a pleasant tiered patio garden to the rear with numerous patio and terraces featuring open aspect views. This area offers further potential to create a larger main patio area similar to the neighbouring property.

Brick built larger than average single garage measuring 14'9 x 10'6 (4.5m x 3.2m max) having the benefit of power.

Block paved driveway providing off street parking and further paved garden to the front.

**OTHER INFORMATION** Tenure: Freehold

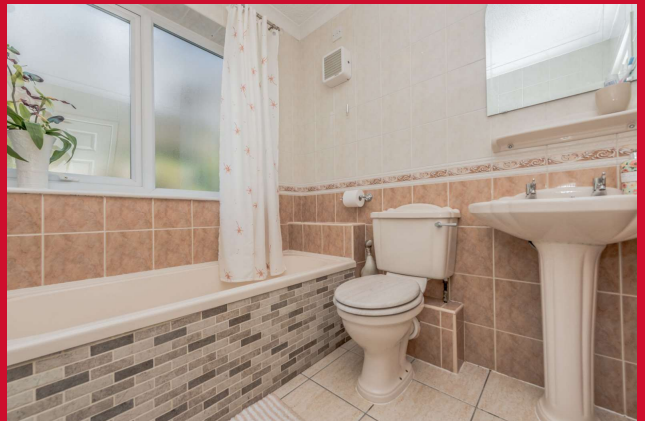
Council Tax Band: C

EPC Rating: D

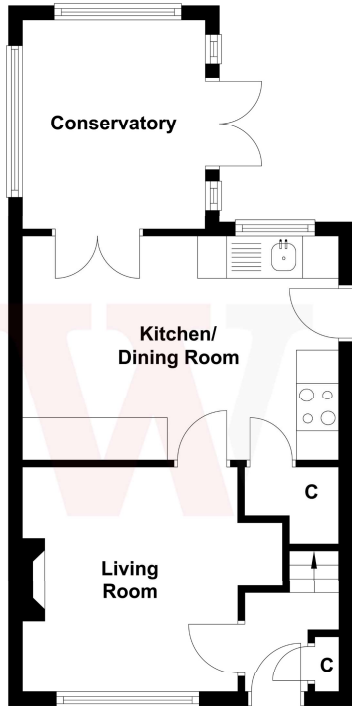
If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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

