



## 44 Cawley Lane, Heckmondwike, West Yorkshire, WF16 0BN

Sitting on a **GENEROUS CORNER PLOT** is this superbly presented two bedroom, semi-detached true bungalow. Particularly ideal for 'downsizer' buyers who want little work to do, it is handily situated within easy reach of local amenities and local schools, including the highly regarded Heckmondwike Grammar School. This lovely bungalow has a quality, contemporary finish and comprises dining kitchen, inner hall, lounge, modern shower room, and two bedrooms. To the exterior are pleasant landscaped gardens to three sides including low maintenance patio and artificial lawned areas with driveway parking and detached single garage. Benefits from GCH, uPVC DG, CCTV and alarm

**Offers in the region of £240,000**

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## **KITCHEN 12'10" x 9'6" max (3.9m x 2.9m max)**

Modern range of wall and base units with contrasting work surfaces, integrated electric oven and 4 ring hob and extractor over, plumbed for integrated dishwasher and fridge freezer. Stylish 'Metro' wall tiles. Ceiling spotlights and side entrance door.

**INNER HALL** Access to part boarded loft.

## **LOUNGE / DINER 15'9" x 10'10" max (4.8m x 3.3m max)**

Fireplace with living flame electric fire.

## **BEDROOM ONE 11'2" x 8'10" max (3.4m x 2.7m max)**

Double bedroom with fitted wardrobes, French doors to garden.

## **BEDROOM TWO 9'6" x 7'7" max (2.9m x 2.3m max)**

Fitted wardrobes and dressing table.

**SHOWER ROOM** Three piece suite comprising: WC, vanity sink and walk in glazed shower cubicle. Complimentary wall and floor tiling and chrome wall mounted towel heater.

**OUTSIDE** Occupying a good sized plot with lawned gardens to front and side. Pleasant low maintenance artificial lawned and patio garden to rear with outside tap. Driveway parking and detached single garage.

**OTHER INFORMATION** Tenure: Freehold

Council Tax Band: B

EPC Rating: C

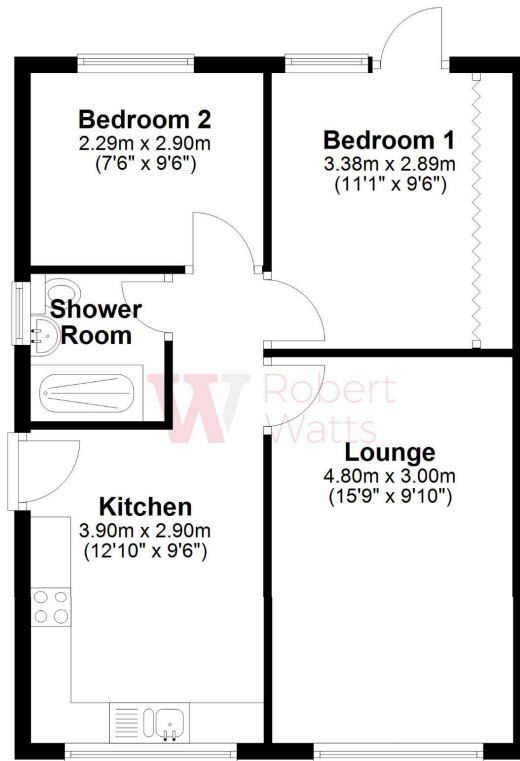
**PLEASE NOTE** If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.



### Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		