



131 Walkley Lane, Heckmondwike, WF16 0PD

WELL PRESENTED, two bedroom end townhouse situated in this popular cul-de-sac location offering OPEN VIEWS to the front. Handily situated for the local amenities and schools including Heckmondwike Grammar School and Dewsbury Country Park, this lovely home ideally suits FTB', small families or downsizers. Offering a modern airy feel throughout it comprises lounge, dining kitchen, two double bedrooms and bathroom with pleasant gardens to the front and rear. Benefits from GCH & uPVC DG.

Asking Price £135,000

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KITCHEN DINER 13'5" x 9'2" (4.1m x 2.8m)

Range of wall and base units incorporating contrasting work top, sink and mixer tap. Integral electric oven, four ring and gas hob. Plumbing for auto washer and tiled flooring. Door to rear.

LOUNGE 13'9" x 13'5" max (4.2m x 4.1m max)

Double doors to garden and open timber staircase to first floor.

BEDROOM ONE 13'5" (4.1) x 9'10" (3.0) max including bulk head

Double bedroom with window taking advantage of far reaching views.

BEDROOM TWO 13'5" x 7'7" (4.1m x 2.3m)

Double bedroom.

BATHROOM Three piece suite comprising bath with integral shower over, wc and hand wash basin. Tiling to walls and floor and chrome heated towel rail.

EXTERIOR The property benefits from a pleasant artificial lawned garden to the front taking advantage of the views and outside sockets. Low maintenance artificial lawned garden and patio area to the rear.

The house also benefits from a boarded loft and ladder access.

Tenure - Freehold

Council Tax Band - A

EPC Rating - C

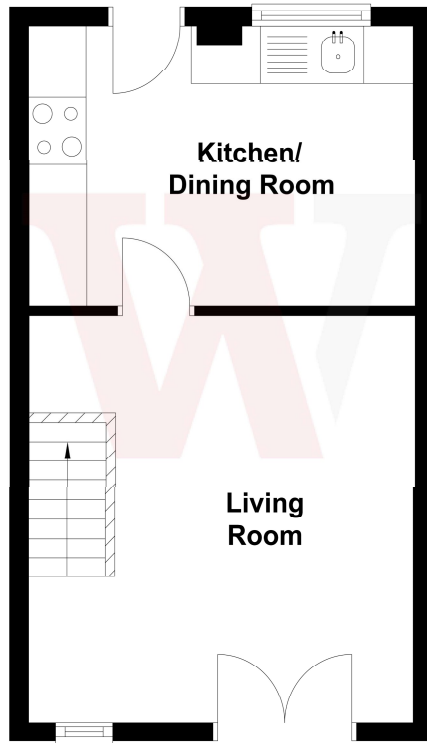
OTHER INFORMATION If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

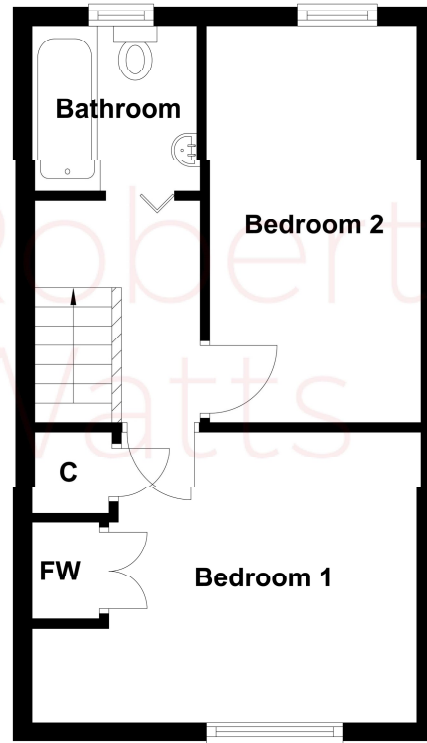
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		