



## 32 Priestley Avenue, Heckmondwike, West Yorkshire, WF16 9AY

A rare opportunity to purchase a TRUE DETACHED, TWO/THREE BEDROOM bungalow situated in this popular location in White Lee with an open rear aspect. Offering a modern feel and a spacious footprint is ideal for 'downsizer' buyers.

Comprises hall, lounge, kitchen, Dining room/bedroom three, conservatory, utility porch, two bedrooms and modern bathroom with occasional loft room. Driveway parking to the side leading to a detached garage with pleasant gardens to the front and rear. Benefits from GCH uPVC DG and sold with NO CHAIN.

**Asking Price £250,000**

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# 32 Priestley Avenue, Heckmondwike, West Yorks, WF16 9AY

## ENTRANCE HALL

### LOUNGE 16'5" x 12'2" max (5m x 3.7m max)

Dual aspect room with bay window. Inset living flame gas fire.

### KITCHEN 11'6" x 9'10" max (3.5m x 3m max)

Range of wall and base units incorporating inset ceramic sink and mixer tap. Double integral oven and four ring gas hob. Microwave and plumbing for dishwasher. Useful pantry.

### DINING ROOM 11'6" x 8'10" (3.5m x 2.7m)

Open to both kitchen and conservatory. Could be used as a third bedroom if required.

### CONSERVATORY 14'1" x 10'6" (4.3m x 3.2m)

With radiator allowing the room to be used all year round. Access to garden.

### UTILITY PORCH 6'7" x 3'7" (2m x 1.1m)

Having plumbing for auto washer.

### BEDROOM ONE 11'6" x 9'10" max (3.5m x 3m max)

Having fitted wardrobes and bulk head cupboard.

### BEDROOM TWO 8'2" x 6'11" max (2.5m x 2.1m max)

Having fitted wardrobes.

**BATHROOM** Four piece suite comprising glazed shower cubicle, bath, hand wash basin and wc. Tiling to walls.

### OCCASIONAL ROOM 13'9" x 7'3" (4.2m x 2.2m)

Occasional room within roof space with views to the rear.

### EXTERIOR 16'5" x 8'2" (5m x 2.5m)

The property benefits from a lovely lawned and paved garden to the rear featuring open aspect over the fields. Side patio area and timber shed with feature 'retro' red telephone box. Driveway parking and single detached garage measuring 16'5 x 8'2 (5.0m x 2.5m) and garden area to the front.

## OTHER INFORMATION

Tenure: Freehold

Council Tax Band: C

EPC Rating: tbc

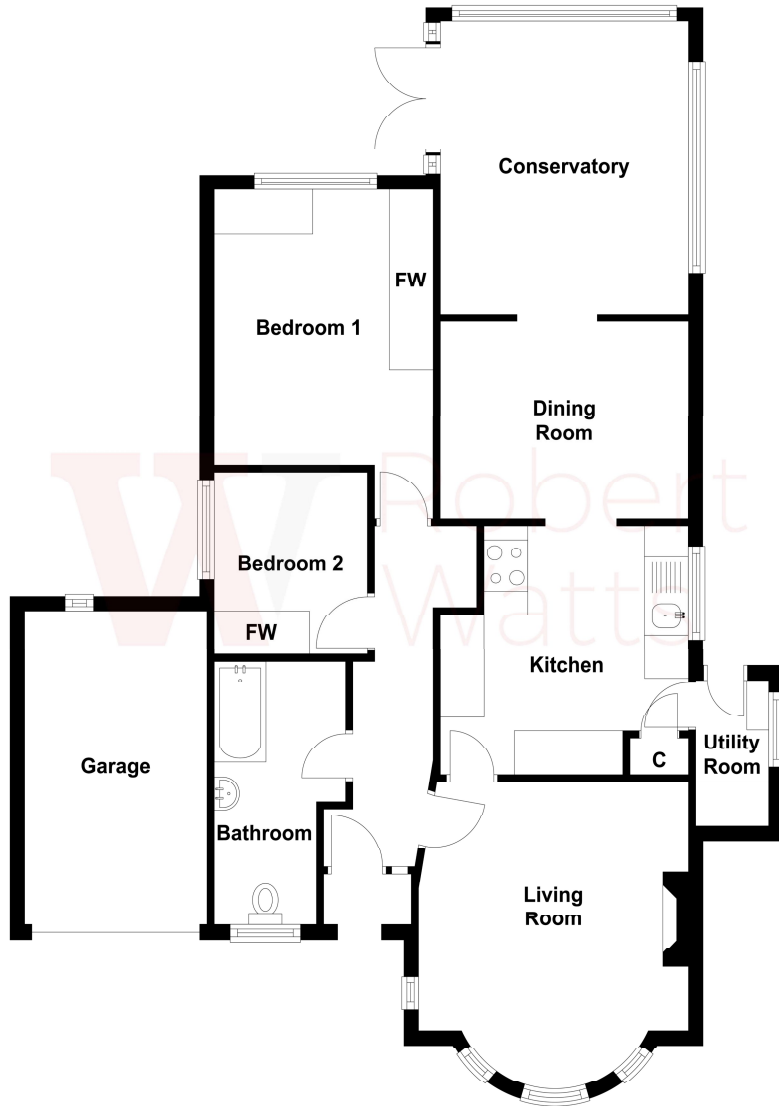
## PLEASE NOTE

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
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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