



11 Walkley Terrace, Heckmondwike, West Yorkshire, WF16 0PA

WELL PRESENTED but realistically priced, larger than average, one bedroom rear terrace sold with NO CHAIN. Handily located close to the local amenities of both Heckmondwike and Dewsbury and the popular 'Dewsbury Country Park' and ideal for FTB's or downsizers. Comprises, lounge, separate outshot kitchen, vaulted cellar, double bedroom and modern bathroom. Benefits from GCH and uPVC DG with decked garden offering far reaching views and driveway for off street parking.

Asking Price £105,000

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KITCHEN 9'2" x 6'3" max (2.8m x 1.9m max)

A range of wall & base units, worktop, sink with mixer tap, integral electric "Neff Slide and Hide" oven, four ring gas hob, wall mounted boiler and rear door to decked garden.

LIVING ROOM 16'5" x 14'1" max (5m x 4.3m max)

Timber fireplace & stairs to vaulted cellar. Cellar features plumbing for automatic washing machine.

BEDROOM 16'9" x 10'2" max (5.1m x 3.1m max)

Double bedroom with far reaching views.

BATHROOM Three piece suite with glass shower cubicle, vanity sink, WC & storage cupboard.

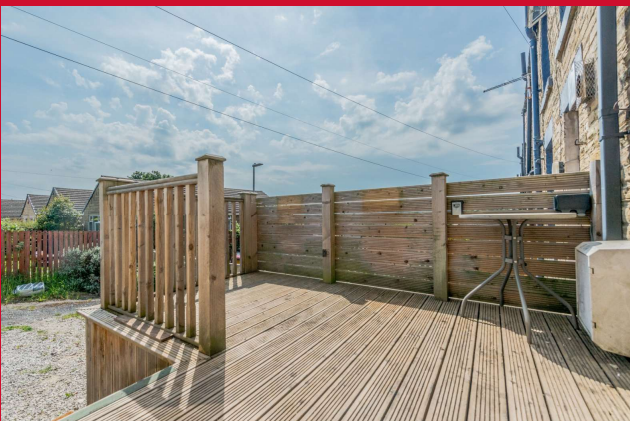
EXTERNAL Pleasant decking area to front with useful under floor dry storage under decking and kitchen, with power. Gravel double driveway & lovely far reaching views.

ACCESS Please note this is a rear back to back so is behind the houses fronting Walkley Terrace.

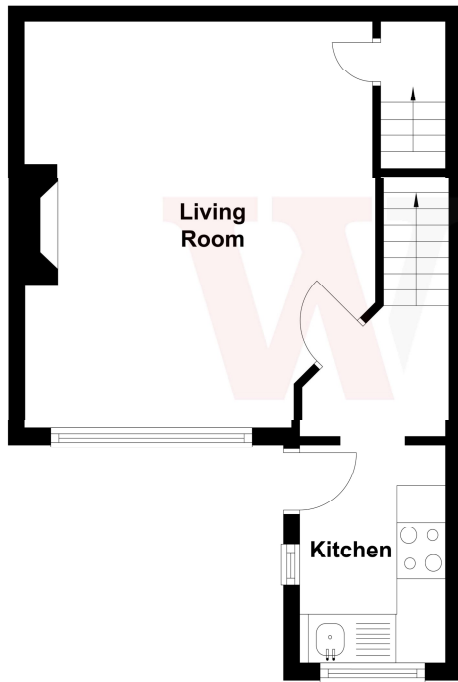
PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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



First Floor

