



### **37 Leeds Old Road, Heckmondwike, West Yorkshire, WF16 9AA**

DECEPTIVELY SPACIOUS three bedroom extended semi-detached situated in this highly accessible and popular location. Ideally suiting GROWING FAMILY BUYERS this SUPERBLY PRESENTED home is ideally situated for the well regarded local schools including Heckmondwike Grammar and the local amenities. Occupying a good sized plot with driveway parking to the front and lovely landscaped rear garden with lawned and patio areas it comprises hall, two reception rooms, modern breakfast kitchen, three bedrooms and modern bathroom. Benefits from GCH & uPVC DG and sold with NO CHAIN.

**Asking Price £240,000**

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# 37 Leeds Old Road, Heckmondwike, West Yorkshire, WF16 9AA

## ENTRANCE HALL

**LOUNGE 13'5" (4.1) x 11'2" (3.4) max including bay**

**DINING ROOM 12'10" x 12'10" max (3.9m x 3.9m max)**

Useful understairs storage cupboard.

**BREAKFAST KITCHEN 12'6" x 10'10" max (3.8m 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 gas hob plus extractor with plumbing for auto washer. Rear door.

**BEDROOM ONE 13'1" x 11'6" max (4m x 3.5m max)**

Feature bay window giving excellent natural light.

**BEDROOM TWO 8'10" x 7'10" (2.7m x 2.4m)**

**BEDROOM THREE 6'7" x 6'3" (2m x 1.9m)**

**BATHROOM** Three piece suite comprising bath with electric shower over, wc and hand wash basin. Useful storage cupboard and chrome heated towel rail.

**LOFT** Boarded loft with good head height and ladder access. Offers great potential to convert subject to planning.

**EXTERIOR** The property benefits from a good sized plot with a lovely landscaped, tiered garden to the rear with lawned areas and patios. Driveway parking to the front.

**OTHER INFORMATION** Tenure - Freehold

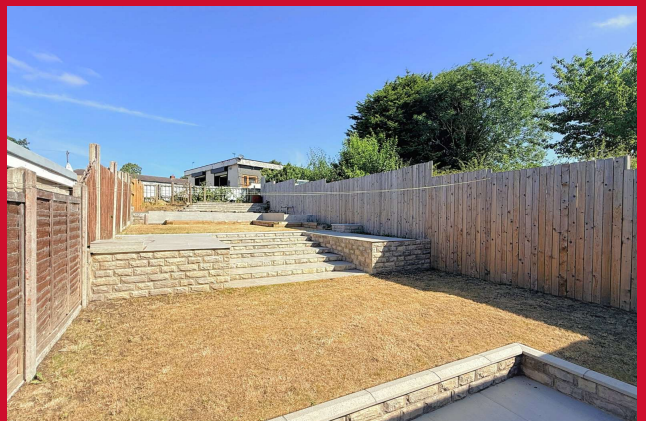
Council Tax Band - B

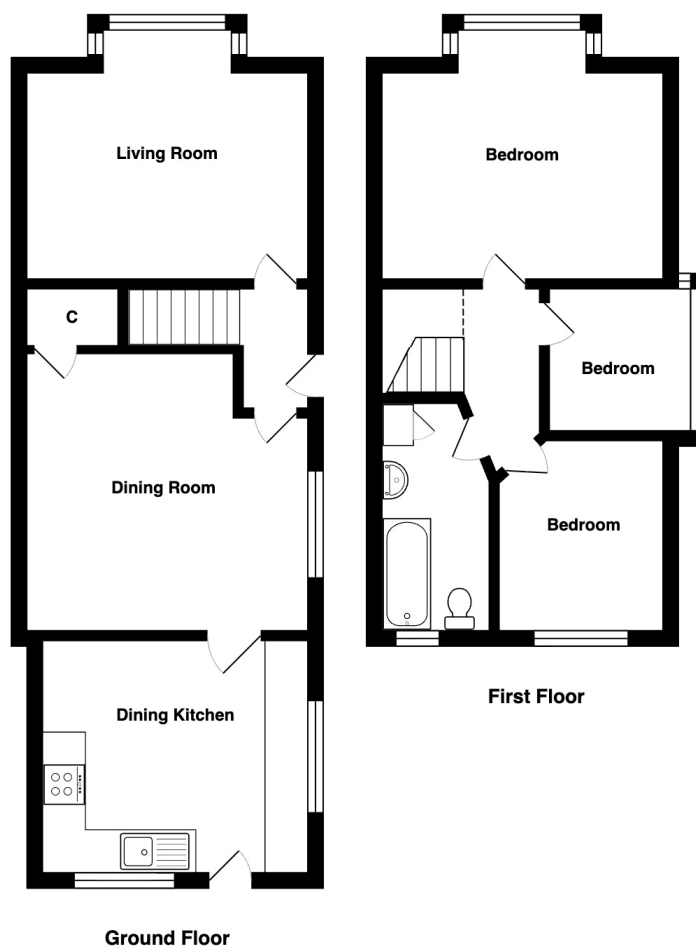
EPC Rating - C

**PLEASE NOTE** 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.





Total Area: 79.8 m<sup>2</sup> ... 859 ft<sup>2</sup>

All measurements are approximate and for display purposes only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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