



16 Berwick Avenue, Heckmondwike, West Yorkshire, WF16 9AE

Charming and spacious three bedroom bay fronted 1930's semi detached home, occupying a sought after position on this popular residential street. Ideally located for local amenities and highly regarded schools, including Heckmondwike Grammar, this much loved family home offers generous living space throughout. Comprising entrance hall, lounge, dining room, conservatory, kitchen, three bedrooms including two spacious doubles with modern fitted wardrobes, and a family bathroom. Set on a generous plot with front garden, double driveway, detached garage and a delightful south east facing low maintenance rear garden. Offered with no onward chain and benefiting from gas central heating and uPVC double glazing throughout.

Asking Price £235,000

T 01274 878878 **E** cleckheaton@robertwatts.co.uk **W** robertwatts.co.uk
Cleckheaton Office: 2 Central Parade, Cleckheaton, West Yorkshire, BD19 3RU

f [RWEstateAgents](#) **t** [@robertwatts_](#)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

16 Berwick Avenue, Heckmondwike, West Yorkshire, WF16 9AE

HALLWAY

LIVING ROOM 13'9" x 11'10" max (4.2m x 3.6m max)

Fireplace with log burning stove.

DINING ROOM 12'2" x 11'10" max (3.7m x 3.6m max)

Inset fireplace (fire not connected), open to conservatory.

CONSERVATORY 9'10" x 9'6" max (3m x 2.9m max)

Tiled flooring.

KITCHEN 12'2" x 6'11" max (3.7m x 2.1m max)

Wall & base units, worktop, 1.5 bowl sink with mixer tap, integral electric oven, four ring gas hob & extractor fan, plumbing for automatic washing machine, cupboard housing boiler and rear door to garden.

FIRST FLOOR LANDING Access to boarded loft with power.

MASTER BEDROOM 14'5" x 12'2" max (4.4m x 3.7m max)

Fitted wardrobes.

BEDROOM TWO 12'2" (3.7) x 10'6" (3.2) plus robes

Fitted wardrobes.

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

Bulkhead cupboard.

BATHROOM Four piece suite with corner bath, glass shower screen, vanity sink, WC, tiled walls and chrome heated towel rail.

EXTERIOR Driveway parking to front leading to a side, detached single garage. Pleasant South East facing low maintenance decking and paved rear garden.

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

