



19 Birkhead Street, Heckmondwike, West Yorkshire, WF16 0BE

Superbly presented two/three bedroom end terrace offering a spacious footprint arranged over FOUR FLOORS. Ideally suiting FTB's or young families it is handily situated for the local amenities and well regarded schools including Heckmondwike Grammar. Offering a contemporary finish it comprises hall, lounge, super dining kitchen with island unit, useful and versatile lower ground floor space with good head height and access, two double bedrooms (the master could be split into two) and modern shower room with occasional room within the roof space. Patio gardens with driveway parking to the rear. More details and photos to follow shortly.

Asking Price £180,000

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LIVING ROOM 14'5" x 12'10" max (4.4m x 3.9m max)

Feature fireplace and log burning stove. Period picture rail and ceiling cornice. Alcove cupboards and cast iron radiator.

KITCHEN DINER 15'9" x 12'10" max (4.8m x 3.9m max)

Range of wall and base units, inset sink and mixer tap, double integrated electric oven, microwave and induction hob and feature island breakfast bar. Chimney breast fireplace with wood burning stove. Rear door and access to cellar.

LOWER GROUND FLOOR CELLAR 16'1" x 8'2" max (4.9m x 2.5m max)

Versatile room with good head height, rear access and radiator.
Separate storage cellar. Wall mounted boiler.

BEDROOM ONE 15'1" x 14'5" max (4.6m x 4.4m max)

Fitted wardrobes with acoustic wall panelling.
Could be split into 2 rooms as there are two windows.

BEDROOM TWO 10'2" x 9'10" max (3.1m x 3m max)

SHOWER ROOM Three piece modern suite comprising WC, vanity sink, bath with shower over and glazed shower screen.
Heated towel rail.

OCCASSIONAL ROOM IN ROOF SPACE 16'1" x 10'2" max (4.9m x 3.1m max)

Accessed via a timber staircase from the landing.

OUTSIDE Paved garden and parking to the rear with EV charging point. Small enclosed garden to the front.

OTHER INFORMATION Tenure: Freehold

Council Tax Band: B

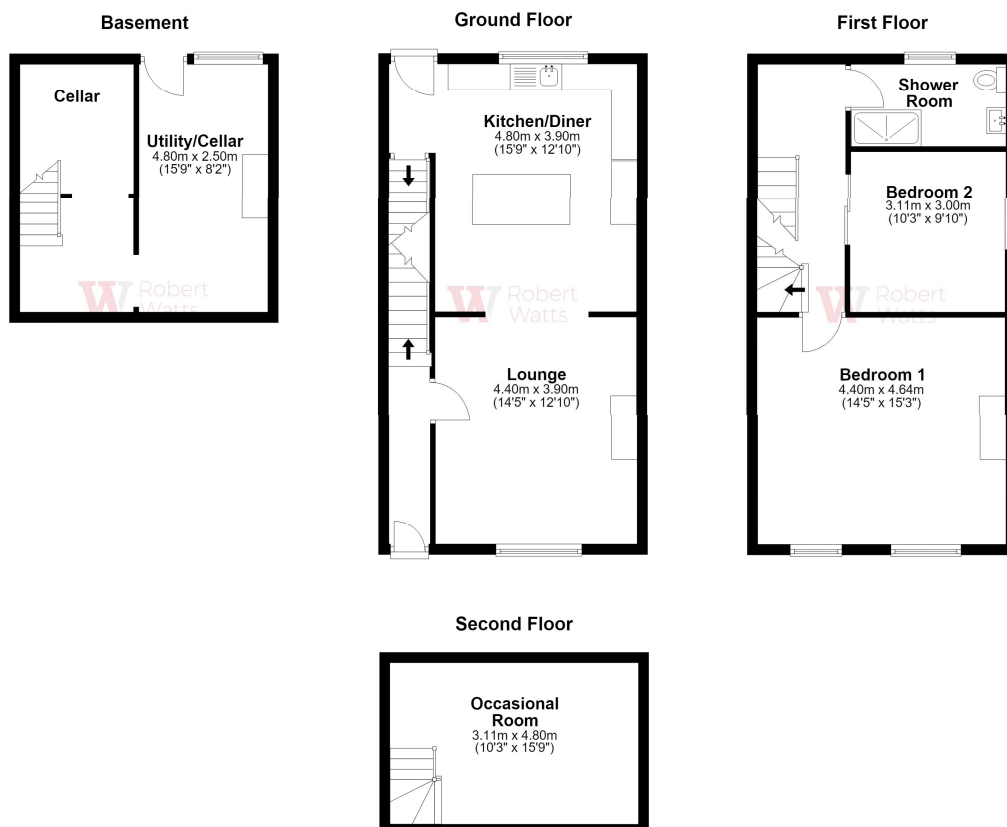
EPC Rating: D

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		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		