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Leeds Old Road

Heckmondwike, WF16 9AQ

Offers In The Region Of £180,000



An internal inspection is strongly encouraged to appreciate this deceptively spacious three bedroom dormer bungalow. Offering versatile and adaptable accommodation, the property features double glazing, has a gas fired central heating system and is set on a good sized plot with a large garden to the rear together with a garage and off road parking. Internally the accommodation comprises in brief: Entrance hall, lounge, kitchen, small breakfast area, two ground floor bedroom and shower room, further first floor bedroom with additional loft spaces. The property is situated in a well established popular locality with amenities available nearby and has good access to local routes and the M1/M62 motorway network only a short drive away.



Hallway

Access via side double glazed door into the entrance hall.

LOUNGE 19'1"x 11'2" (5.84mx 3.41m)

Having a fireplace with electric fire, overlooking the front of the property this well proportioned reception room has a large double glazed window, a central heating radiator and wall lights

KITCHEN 15'5" x 7'1" (4.71m x 2.18)

Fitted with a range of wall and base units with worktop surfaces with inset sink unit with side drainer with tiled splashbacks. There is space and plumbing for an automatic washing machine and there is a double glazed window and breakfast bar area. Space for gas cooker and wall mounted gas boiler.

BEDROOM 2 13'3" x 9'9" (4.06m x 2.98m)

Double glazed window and radiator

BEDROOM 2 9'5" x 8'3" (2.88m x 2.53m)

Double glazed window and radiator

SHOWER /WET ROOM

Furnished with a walk in shower with overhead electric shower, wash hand basin and a low flush wc, frosted double glazed window and radiator .

LANDING

Staircase to first floor, with access to Bedroom 1 and two loft storage spaces.

BEDROOM 1 12'3" x 11'8" (3.75m x 3.58m)

Double glazed window and radiator

STUDY

An ideal room for storage

GARDEN

To the front of the property there is a pleasant front garden with perimeter wall and a side driveway providing off road parking. To the rear can be found a good sized garden with paved patio area and garden section to the rear.

GARAGE

Single detached garage with up and over door

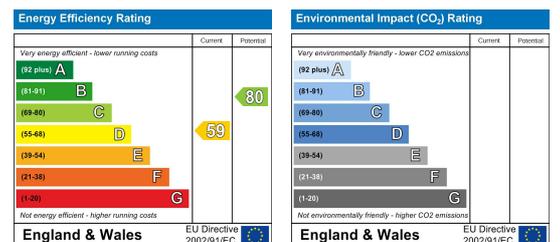
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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