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Hill Top Estate

Heckmondwike, WF16 0ED

Offers In The Region Of £160,000



Take a look at this well-presented and deceptively spacious three-bedroom semi-detached property, situated on the popular Hill Top Estate in Heckmondwike. Ideally located for easy access to local amenities, schools and nearby towns, this home offers a practical layout suited to a range of buyers. The property comprises a spacious lounge, a modern fitted kitchen with dining space, and a conservatory providing additional living accommodation with access to the rear garden. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a generous enclosed rear garden, designed for low maintenance with both patio and artificial lawn areas, ideal for outdoor seating and entertaining. To the front, there is a large block-paved driveway providing ample off-street parking for multiple vehicles.



LIVING ROOM

A spacious and well-presented living room featuring a large front-facing window allowing for plenty of natural light, along with a gas central heating radiator positioned beneath. The room offers ample space for a full suite of living furniture, including large sofas and additional furnishings. A feature fireplace provides a focal point to the room, complemented by neutral décor throughout, creating a comfortable and inviting living space.

KITCHEN

A modern fitted kitchen comprising a range of wall and base units with complementary work surfaces and tiled splashbacks. The kitchen benefits from an integrated oven with gas hob and extractor hood above, along with space for additional appliances. A rear-facing window provides natural light, with a sink unit positioned beneath. The room also offers space for a small dining table and chairs, and includes a gas central heating radiator, creating a practical and functional kitchen/dining space.

CONSERVATORY

A bright and spacious conservatory featuring surrounding windows and a glazed roof, allowing for an abundance of natural light throughout. French doors provide access to the rear garden. The room includes a gas central heating radiator and offers ample space for seating or additional living furniture, making it a versatile space suitable for use as a second sitting area or dining room.

BATHROOM

A family bathroom fitted with a three-piece suite comprising a panelled bath with shower over and glass screen, low flush WC, and wash hand basin. The room features tiled walls, a window providing natural light and ventilation, and includes a heated towel radiator, completing a clean and functional space.

BEDROOM ONE

A spacious double bedroom featuring a front-facing window allowing for natural light, along with a gas central heating radiator. The room offers ample space for a double bed and additional bedroom furniture, and benefits from fitted wardrobes providing useful storage. Finished with neutral décor, this room presents a comfortable and well-proportioned main bedroom.

BEDROOM TWO

A well-proportioned bedroom featuring a front-facing window allowing for natural light, along with a gas central heating radiator beneath. The room offers space for a bed and additional bedroom furniture, and includes fitted storage. A versatile space suitable for use as a second bedroom, guest room, or home office.

BEDROOM THREE

A single bedroom featuring a front-facing window allowing for natural light, along with a gas central heating radiator beneath. The room offers space for a single bed and additional furniture, making it ideal for use as a child's bedroom, home office, or study.

EXTERIOR

An enclosed rear garden primarily laid with paved patio and artificial lawn, providing a low-maintenance outdoor space. The garden offers ample space for outdoor seating and entertaining, and benefits from fenced boundaries for added privacy. There is also access via double gates,

To the front of the property is a spacious block-paved driveway providing ample off-street parking for multiple vehicles. The area is enclosed with fencing and benefits from gated access to the side and rear. The property itself features a front-facing window allowing natural light into the living space, completing a practical and well-sized frontage.

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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Area Map



Floor Plans



Energy Efficiency Graph

