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HERE TO GET *you* THERE



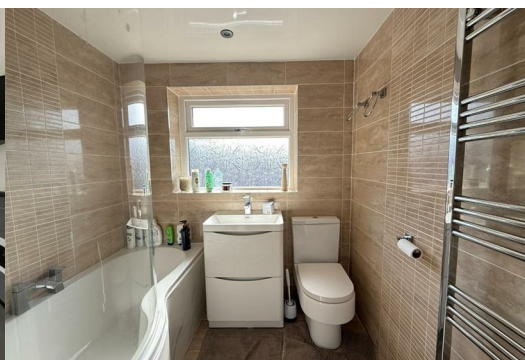
Castle Hill View

Heckmondwike, WF16 0BX

Offers In The Region Of £160,000



Hunters are delighted to be able to offer for sale this TWO DOUBLE BEDROOM end terraced property, that occupies a generous corner plot and can be found in this most popular and sought after residential area of Heckmondwike. The main accommodation is arranged over two floors only and boasts spacious and well-appointed rooms, The ground floor comprises of an entrance lobby, a delightful lounge and a modern fitted kitchen/dining room. At the first-floor level, you will find two good sized bedrooms and a modern family bathroom. The property has gardens to the side and rear with off street parking for two cars. Castle Hill View is located just off Cawley Lane in Heckmondwike and is therefore ideally placed for local schools, shops and transport amenities. Nearby motorway links are also close by, ideal for the commuter who is looking to travel further afield. Offered for sale with no onward chain involved and would make an ideal first-time purchase and early internal viewings are therefore strongly advised.



ENTRANCE LOBBY

Entrance door, staircase leading to the first floor, gas central heating radiator.

LOUNGE 14'7" x 8'11" (4.46m x 2.72m)

Spacious front room with under stairs storage, radiator and double glazed window and laminate flooring,

DINING KITCHEN 13'10" x 7'9" (4.22m x 2.37m)

Comprises of modern style wall and base units with contrasting work tops, bowl sink unit, built in oven with four ring gas hob and extractor hood, gas fired boiler , plumbing for automatic washing machine, double glazed window, double glazed patio doors leading to the garden.

LANDING

Providing access to two double bedrooms and family bathroom and also loft access (not inspected)

BEDROOM 1 13'8" x 11'1" (4.18m x 3.40m)

Double bedroom with laminate flooring and fitted radiator and double glazed window.

BEDROOM 2 11'3" x 6'9" (3.44m x 2.07m)

Double bedroom with laminate flooring and fitted radiator and double glazed window.

BATHROOM

Comprising three piece suite, low level W.C., P shaped bath with fitted shower screen and shower over, vanity wash hand basin with storage, being fully tiled with chrome heated towel radiator.

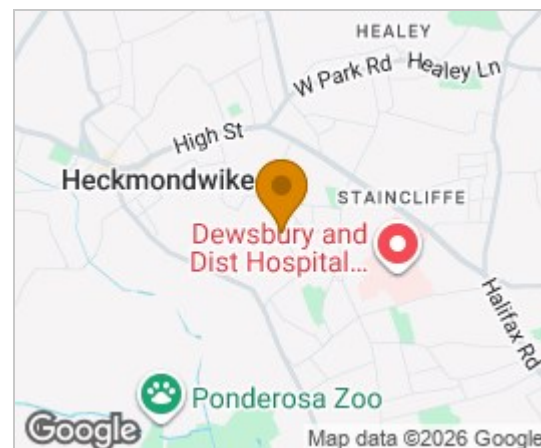
GARDEN

Gated side access which leads to the rear which sits on a generous garden plot to the side and rear and offers a good degree of privacy from the surrounding properties.

PARKING

The front has allocated off road parking for two cars.

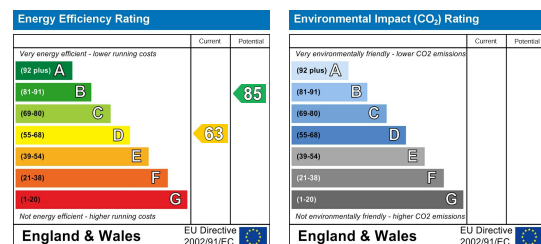
Area Map



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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