

# HUNTERS<sup>®</sup>

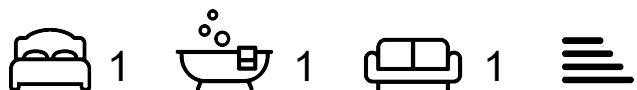
HERE TO GET *you* THERE



## Huddersfield Road

Heckmondwike, WF16 9BG

Offers In The Region Of £109,995



Hunters are delighted to bring to the market this one bedroom terrace home in Heckmondwike, presented to a very high standard. We believe this family home would be perfect for a first-time buyer or young couple. The property is ideally situated just a five-minute drive from both Heckmondwike and Birstall Centre, the M1 (J40) motorway, and a range of local amenities. The property comprises an entrance vestibule, a lounge and lower level kitchen. It offers one master bedroom, as well as a newly fitted bathroom. Fitted central heating and double glazing are featured throughout the property, ensuring comfort and energy efficiency. This home is an ideal starter property for first-time buyers or landlords looking to expand their investment portfolio, this property could achieve £7200.00 in annual rent.



ENTRANCE

Through double glazed front door with access into lobby with stairs to first floor

LOUNGE 13'8" x 14'11" (4.19m x 4.55m )

Spacious front lounge with newly laid carpets and fitted radiator and door to lower level kitchen and further wall mounted house boiler.

LOWER LEVEL KITCHEN 11'3" x 10'10" (3.45m x 3.31m)

Fitted with a range of new base units with contrasting worktop surfaces with inset sink with mixer taps. Fitted with an oven and four ring electric hob. Double glazed window to the front.

LANDING

Access to master bedroom and bathroom.

BEDROOM 1 14'11" x 10'10" (4.55m x 3.31m)

A large double bedroom with newly fitted carpets and feature fire surround with cast iron fireplace, with fitted radiator and double glazed window.

BATHROOM

Fitted with a brand new modern three piece white suite comprising panelled bath with tap attached shower, wash hand basin, low- level WC, radiator and fitted extractor, with cladded walls.

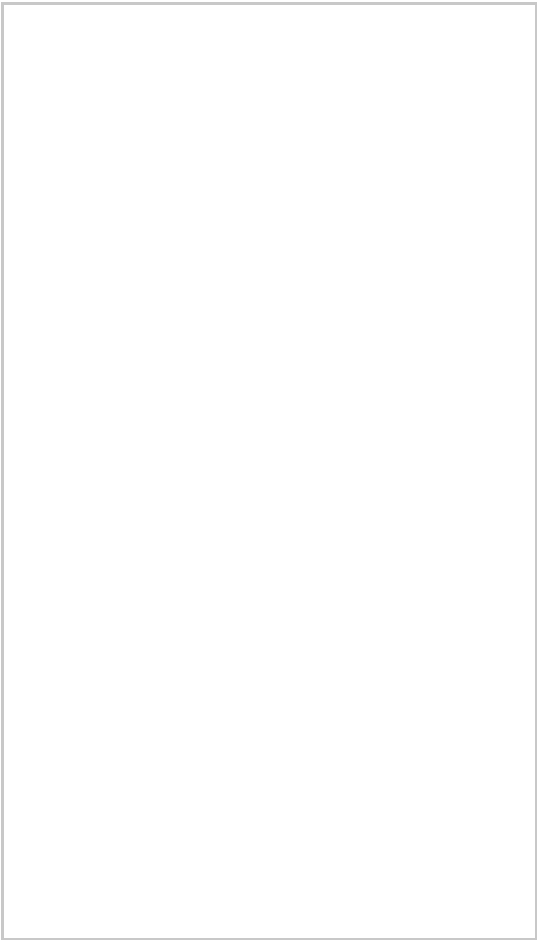
OUTSIDE

The property has a yard to the front which is mainly gravelled.

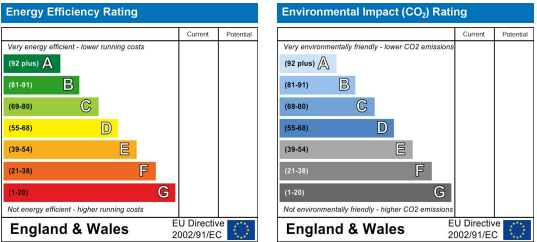
Area Map



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.