



Outfield Close

Heckmondwike, WF16 9JF

Guide Price £120,000

GUIDE PRICE £120,000 - £130,000



Hunters are delighted to offer for sale this two bed roomed mid town house which has ,double glazing and gas central heating system, a conservatory extension to the rear The accommodation must be viewed internally to be fully appreciated and comprises of a dining kitchen with oven with hob, lounge with an open plan staircase, conservatory extension, two bedrooms and family bathroom. Externally there are 2 parking spaces to the front of the property and a small garden to the front and to the rear is a enclosed garden area with shed and open outlook beyond.



ENTRANCE

Entrance through double glazed door

DINING KITCHEN 11'7" x 7'10" (3.55m x 2.41m)

Having modern fitted kitchen with wall and base units, complimentary work tops, stainless steel sink unit, tiled splash back, oven, electric oven with four ring gas hob and extractor hood, plumbing for an automatic washing machine, tiled floor and radiators, double glazed window

LOUNGE 15'5" x 11'7" (4.72m x 3.55m)

Having a feature fireplace, open staircase to first floor, radiator and double glazed patio doors

CONSERVATORY 8'11" x 5'7" (2.73m x 1.71m)

Fitted with a radiator and double patio doors providing access to the rear garden

LANDING

Access to two bedrooms and house bathroom

BEDROOM 1 12'4" x 11'7" (3.78m x 3.55m)

Double glazed window and fitted radiator.

BEDROOM 2 11'2" x 5'6" (3.42m x 1.69m)

Double glazed window and fitted radiator.

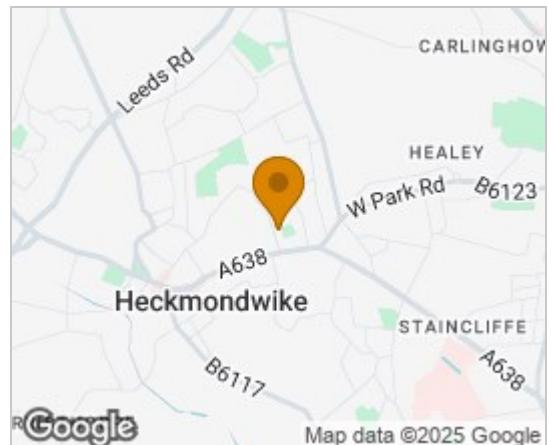
BATHROOM

Fitted with a three piece suite comprising low flush Wc, panelled bath with overhead shower, hand wash basin, part tiled walls and floor, heated towel rail and a double glazed window.

OUTSIDE

Externally there are two parking spaces to the front of the property and a small garden and enclosed garden area to the rear.

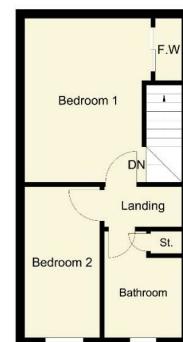
Area Map



Floor Plans



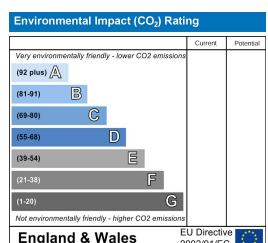
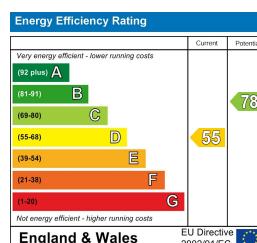
Ground Floor



First Floor

Outfield Close

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.