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High Street

Heckmondwike, WF16 0DY

Offers Over £220,000



Hunters are delighted to present this deceptively spacious three bedroom stone built end terrace property for sale. Ideally positioned on Heckmondwike High Street with excellent access to local amenities and transport links to surrounding towns and cities. It is also located close to several popular schools and within walking distance of Heckmondwike Grammar School. The ground floor briefly comprises an entrance hall, a generous lounge and a spacious kitchen diner providing ample space for cooking and dining and access to a large cellar. To the first floor are three bedrooms and the house bathroom, together with the main landing area. The second floor features useful loft space. Externally the property benefits from off road parking via a side driveway, together with a good sized rear yard and garage, providing further practicality An internal inspection is highly recommended to fully appreciate the space and potential this property has to offer.



ENTRANCE HALLWAY

Accessed via the composite entrance door. Features a gas fitted radiator and provides access to the kitchen diner and lounge room.

LOUNGE 13'6" x 13'7" (4.13m x 4.15m)

A spacious reception room positioned to the front of the property featuring a uPVC double glazed window allowing ample natural light. The room benefits from laminate flooring, decorative coving and a features a wall mounted gas fire. There is ample space for a range of living room furniture.

KITCHEN DINER 17'6" x 11'8" (5.35m x 3.58m)

A spacious open plan kitchen diner fitted with a range of modern wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Integrated cooking facilities include a gas hob with extractor hood over and oven beneath, with further space and plumbing for additional appliances. The room benefits from a uPVC double glazed window allowing ample natural light, laminate flooring and a wall mounted gas fire, whilst also providing ample space for a dining table and seating area. A door provides access to the inner hall and staircase leading to the first floor. A gas radiator provides heat for the whole room. There is also access to a large cellar downstairs. Ideal for storage and utility items.

FIRST FLOOR LANDING

A spacious first floor landing providing access to three bedrooms and the house bathroom. The landing also benefits from a useful area beneath the staircase offering space suitable for a desk or additional storage, with a staircase rising to the second floor loft.

BEDROOM 1 11'1" x 10'7" (3.39m x 3.23m)

A well proportioned double bedroom positioned to the front of the property featuring a uPVC double glazed window allowing good levels of natural light. The room offers ample space for a double bed and freestanding bedroom furniture and also benefits from a wall mounted radiator.

BEDROOM 2 9'3" x 11'7" (2.84m x 3.55m)

A good sized double bedroom positioned to the rear of the property featuring a uPVC double glazed window allowing natural light. The room provides ample space for a double bed along with a range of freestanding bedroom furniture and also benefits from a wall mounted radiator.

BEDROOM 3 6'0" x 10'8" (1.83m x 3.26m)

A single bedroom positioned to the front of the property featuring a uPVC double glazed window allowing natural light. The room is ideal for use as a child's bedroom, home office or study and benefits from a wall mounted radiator.

BATHROOM 8'0" x 7'11" (2.45m x 2.42m)

A modern house bathroom fitted with a contemporary suite comprising a panelled bath with shower over and glass screen, low flush WC and his and hers wash hand basins within a vanity unit providing useful storage. The room also benefits from a heated towel rail, inset ceiling spotlights and a uPVC double glazed window allowing natural light and ventilation.

LOFT 17'7" x 14'7" (5.36m x 4.47m)

A spacious and versatile loft room featuring a Velux style roof window allowing natural light. There is also a w/c fitted in the loft.

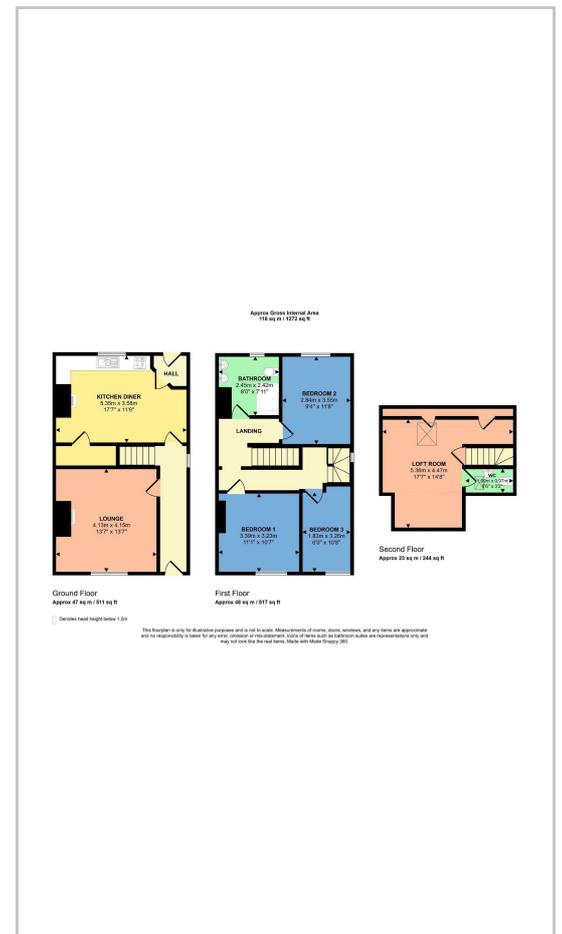
EXTERIOR

To the rear of the property there is a generous enclosed area providing ample off road parking, accessed via a gated side driveway. The space also benefits from a detached single garage offering useful storage or additional parking. The outdoor area provides space suitable for seating and potted plants, making it a practical and versatile external space.

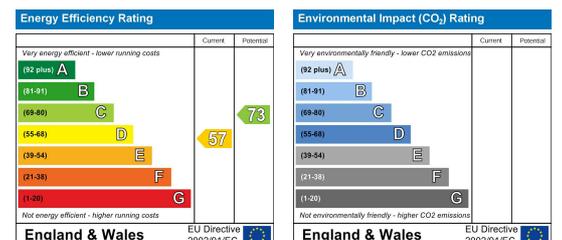
Area Map



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.