

local
properties

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17 Priestley Gardens Heckmondwike, WF16 9DS

£1,200 PCM

***** WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME - CATCHMENT AREA FOR HECKMONDWIKE GRAMMAR SCHOOL - GARDENS, DRIVE & GARAGE - CUL-DE-SAC LOCATION - NEW FLOOR COVERINGS THROUGHOUT - AVAILABLE NOW ***** This property has gas central heating and PVCu double glazing and comprises: entrance hallway, through lounge with dining area, fitted kitchen, guest wc, landing, master bedroom with wardrobes and en-suite shower room, two further bedrooms, family bathroom. To the outside, there are lawned gardens to the front and rear, driveway and single garage. Located in a popular residential area, it is ideally located for access to all amenities and the nearby motorways. Deposit - £1380. Council Tax Band - D



• Three Bed Detached • Deposit £1380 • Energy Rating B • Two Reception Rooms • En-suite To Master Bedroom

ENTRANCE HALLWAY

Stairs to first floor. Understairs storage cupboard. Laminate flooring. Door to front. Radiator.

GUEST WC

Laminate flooring. Low flush wc and pedestal wash hand basin. Window to front. Radiator.

LOUNGE

Fireplace surround. Window to front. Radiator. Archway to:

DINING AREA

Patio doors to rear. Radiator.

KITCHEN

With base and wall units incorporating stainless steel sink unit. Gas hob, electric over and extractor hood. Plumbing for automatic washing machine. Tiled splashbacks. Window to rear and door to side. Radiator.

LANDING

Access to loft. Window to side.

BEDROOM ONE

With wardrobes and drawers to one wall. Window to front. Radiator.

EN SUITE SHOWER ROOM

Fully tiled with three piece suite comprising: shower, pedestal wash hand basin, low flush wc. Window to side. Heated towel rail.

BEDROOM TWO

With wardrobes to recess. Window to rear. Radiator.

BEDROOM THREE

Window to rear. Radiator.

BATHROOM

Fully tiled with three piece suite comprising: shower, pedestal wash hand basin, low flush wc. Window to rear. Radiator.

EXTERIOR

Opne plan lawned garden to the front of the property. Lawned and paved garden to the rear. Driveway and single detached garage.

DIRECTIONS

From Birstall Town Centre proceed down Smithies Lane and go straight on at the traffic lights onto Huddersfield Road. Turn left at the second set of lights into New North Road and Priestley Gardens is the second turning on the right. Number 17 will be found on the left hand side, signified by our To Let board.

NOTE

Children - yes

Pets - tbd

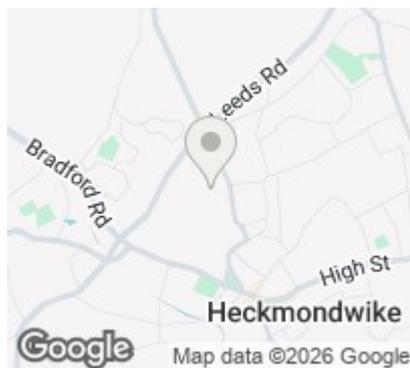
Smokers - no

The property is available now



- Fitted Wardrobes to Bed One
- New Flooring Coverings Throughout
- Catchment For Heckmondwike Grammar
- Driveway & Garage
- Viewing Recommended





| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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