



**4 Harewood Avenue  
Heckmondwike, WF16 0DB**

**£189,950  
Freehold**

\*\*\*\*\* WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW - ELEVATED POSITION WITH FAR REACHING VIEWS - MODERN KITCHEN & BATHROOM - BOARDED LOFT ACCESSED VIA PERMANENT STAIRCASE - GARDENS, DRIVE & GARAGE \*\*\*\*\* This property has gas central heating and PVCu double glazing (fitted November 2025) and comprises: entrance hall, spacious lounge, fitted kitchen, two double bedrooms, bathroom, boarded loft. To the outside, there are gardens to the front and rear with driveway providing off street parking and single garage. Located close to the town centre, the property is ideally placed for access to all local amenities. An early viewing is advised.



• TWO BEDROOM SEMI BUNGALOW • GAS CH & PVCu D G (Fitted Nov 2025) • SPACIOUS LOUNGE WITH FAR REACHING VIEWS

## ENTRANCE HALL

Door to side. Radiator.

## LOUNGE

16'8" x 10'5"

Used by the current vendor as a dining room. Stairs to loft room. Window to front. Radiator.

## KITCHEN

9'6" x 8'10"

With base and wall units incorporating Belfast sink. Gas hob and electric oven. Plumbing for automatic washing machine. Fitted breakfast bar. Tiled splashbacks. Laminate flooring. Windows to front and side.

## BATHROOM

Fully tiled with three piece suite comprising: bath with shower attachment, vanity wash hand basin, low flush wc. Ceramic tiled floor. Heated towel rail. Window to side.

## BEDROOM ONE

13'5" x 10'5"

Window to rear. Radiator.

## BEDROOM TWO

9'6" x 8'10"

Laminate flooring. French doors to rear. Radiator.



## BOARDED LOFT

20'0" x 10'9"

Accessed by a permanent staircase and used by the current vendor as a sitting room. Access to undereaves storage. Window to side.

## EXTERIOR

Lawned garden to front. Drive leading to single detached garage. Rear garden with decking, paved and gravelled.

## HOW TO GET THERE

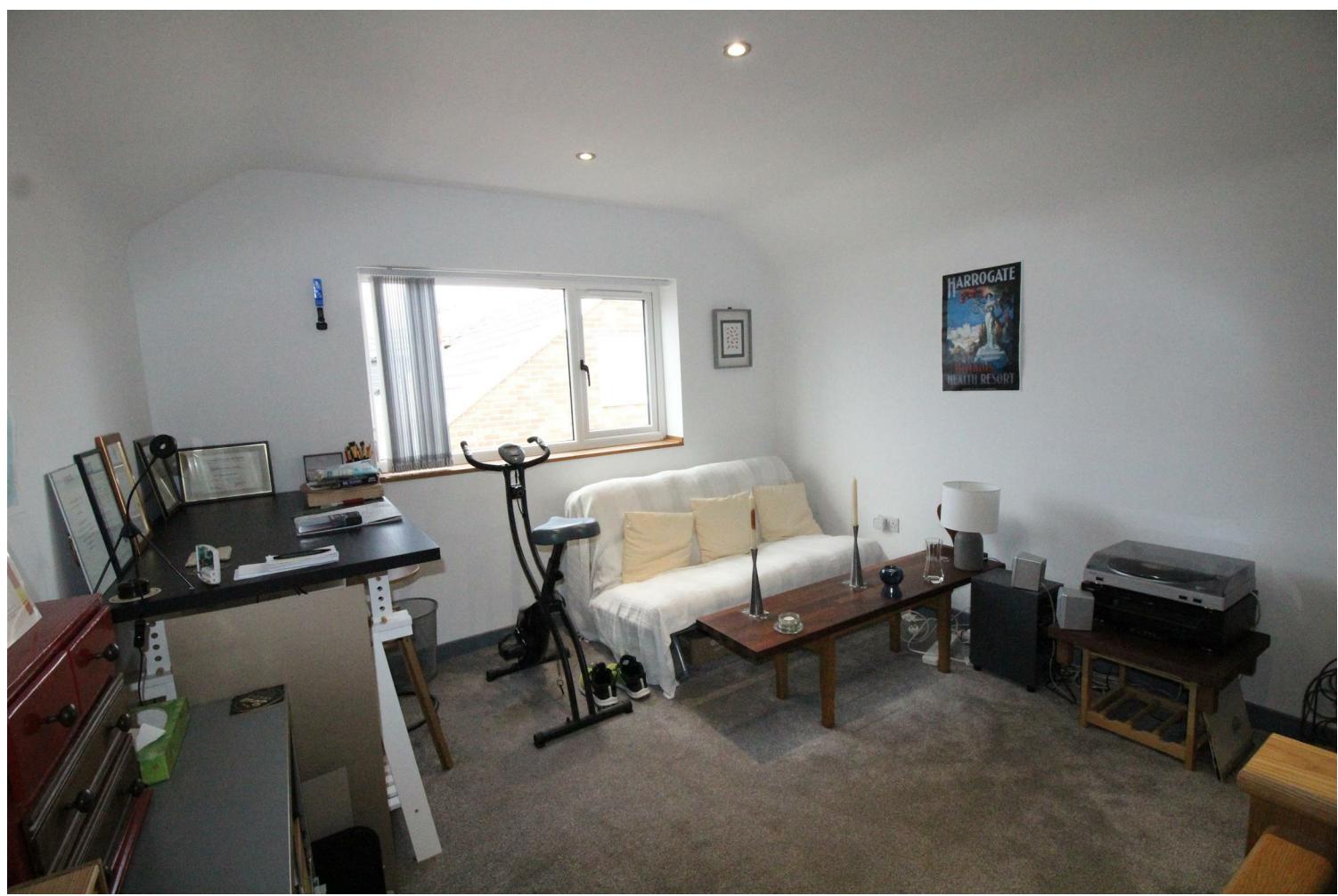
From our office in Birstall go down Smithies Lane and at the traffic lights go straight ahead onto Smithies Moor Lane. Turn left onto White Lee Road and at the end turn right onto Batley Road. At the traffic lights go straight ahead onto High Street and take the third left onto Cawley Lane. Harewood Avenue is the 6th turning left and the property is on the right identified by our For Sale sign.

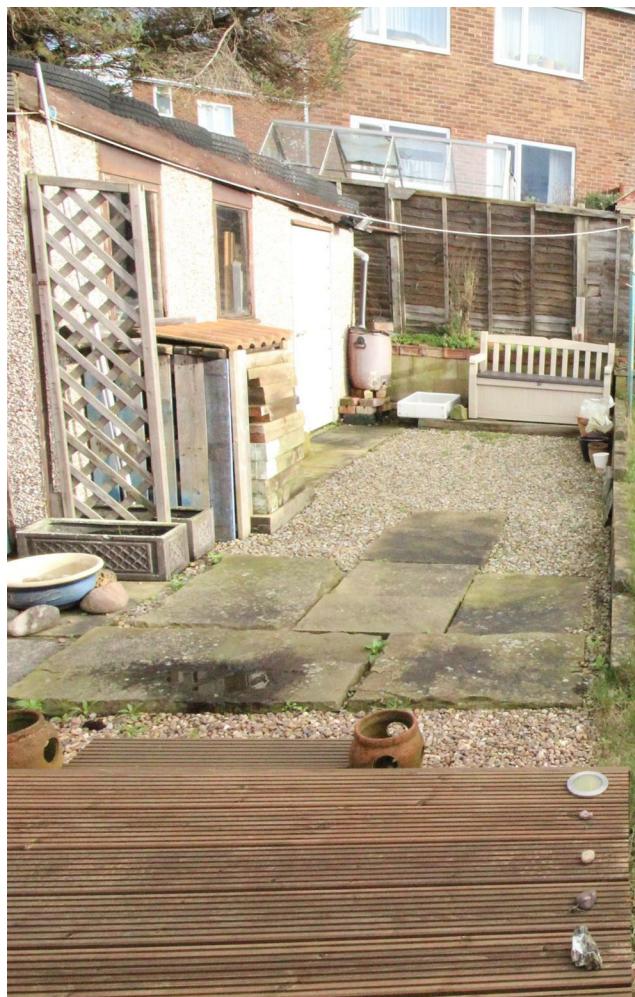


- FITTED KITCHEN • MODERN BATHROOM • BOARDED LOFT ACCESS VIA PERMANENT STAIRCASE



• TWO DOUBLE BEDROOMS • GARDENS FRONT & REAR, DRIVE & GARAGE • POPULAR LOCATION • ENERGY RATING - C





## Additional Information

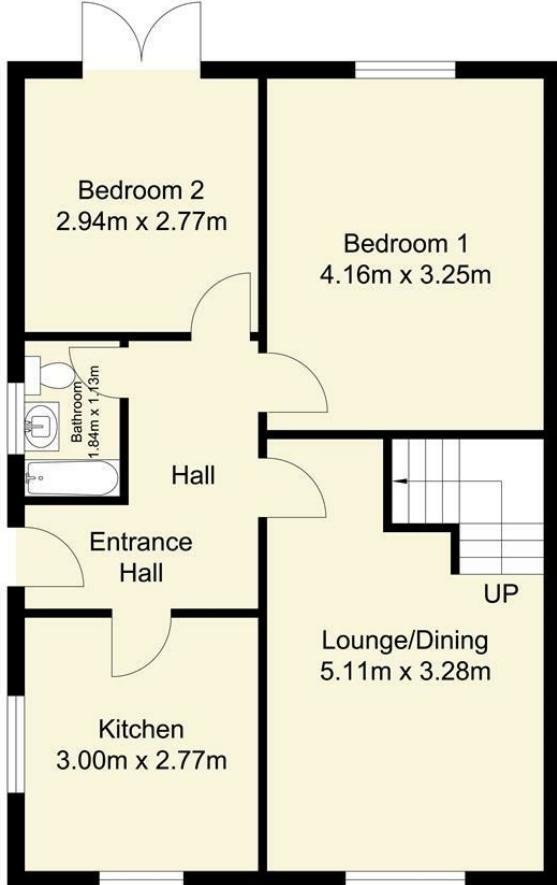
**Local Authority** - Kirklees

**Council Tax** - Band B

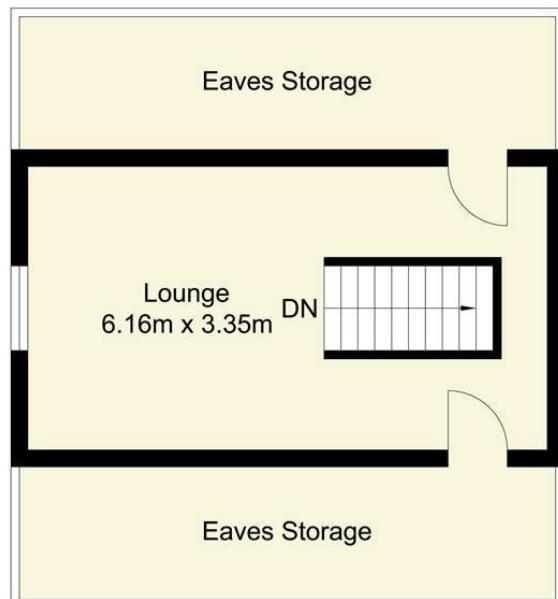
**Viewings** - By Appointment Only

**Floor Area** - 1259.00 sq ft

**Tenure** - Freehold



Ground Floor



First Floor

## Harewood Avenue



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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