



## 17 Greenside Heckmondwike, WF16 9QD

£600 PCM

\*\*\*\* ONE BEDROOM 2nd FLOOR APARTMENT - KITCHEN WITH APPLIANCES - TOWN CENTRE LOCATION \*\*\*\*  
The property has double glazing and electric heating and briefly comprises: entrance hall, lounge with kitchen area and integrated appliances, bedroom, bathroom. The property is conveniently located in Heckmondwike Town Centre with local amenities within walking distance and gives easy access to neighbouring towns and the motorways. In our opinion the property would suit a single person or couple. Deposit - £690. Sorry no pets. Council Tax Band - A



- One Bedroom Apartment
- Lounge With Kitchen Area
- Integrated Appliances
- DG & Electric Heating

#### COMMUNAL ENTRANCE HALL

With intercom entry system.

#### ENTRANCE HALL

Laminate flooring. Airing cupboard.

#### LOUNGE WITH KITCHEN AREA

With base and wall units incorporating stainless steel sink unit. Halogen hob, electric oven and extractor hood. Integrated washer and fridge. Tiled splashbacks. Laminate flooring. Inset spotlights. Window to front. Electric heater.

#### BEDROOM

Laminate flooring. Window to front. Electric heater.

#### BATHROOM

Part tiled with three piece suite comprising: bath with shower over and screen, pedestal wash hand basin, low flush wc. Ceramic tiled floor. Heated towel rail.

#### EXTERIOR

Off street parking to the rear.

#### HOW TO GET THERE

From our office in Birstall proceed down Smithies Lane and go straight ahead onto Smithies Moor Lane. Turn left at the crossroads into White Lee Road and turn right at the traffic lights into Batley Road. Go straight ahead at the traffic lights and continue into Heckmondwike Town Centre. Turn left after the park into Greenside and 17 will be found on the left hand side, signified by our To Let board.

#### NOTE

Children - No

Pets - No

Smokers - outside only



- Town Centre Location
- Allocated Parking
- Intercom Entry System
- Deposit - £660
- EPC - D
- Available Now



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

Birstall Lettings  
Midland Bank Chambers  
Smithies Lane  
Birstall  
Batley  
West Yorkshire  
WF17 9EB

01924 474456  
[info@localproperties.net](mailto:info@localproperties.net)  
<http://www.localproperties.net/>

local  
properties  
buy • sell • let