



**43 Lawrence Crescent  
Heckmondwike, WF16 9AZ**

**£205,000  
Freehold**

\*\*\*\*\* TWO BEDROOM SEMI DETACHED BUNGALOW - CONSERVATORY TO REAR - BOARDED LOFT WITH SCOPE TO EXTEND - GARDENS, DRIVEWAY & GARAGE - SOUGHT AFTER RESIDENTIAL AREA - NO CHAIN

\*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, hallway, lounge, fitted kitchen, conservatory, two bedrooms (one having fitted wardrobes), shower room. There are enclosed gardens to the front and rear, driveway and single detached garage. Located in a popular area, an early viewing is recommended.



- Two Bed Semi Bungalow • GCH & PVCu DG • Lounge & Fitted Kitchen • Conservatory To Rear • Shower Room

## ENRANCE HALL

7'6 x 6'0

French doors to front.

## HALLWAY

13'0 x 6'0

Cloaks cupboard giving access to boarded loft via pull down ladder. Radiator.

## LOUNGE

16'0 x 12'0

Fireplace surround with fitted gas fire. Coving to ceiling and wall light points. Bay window to front. Radiator.

## BREAKFAST KITCHEN

12'0 x 8'9

With base and wall units incorporating asterite sink unit.

Gas cooker point. Plumbed for automatic washing machine. Pantry. Door and window to side. Radiator.

## BEDROOM ONE

11'6 x 9'0

With fitted wardrobes. Window to rear. Radiator.

## BEDROOM TWO

10'8 x 9'0

Radiator. French doors to:



## CONSERVATORY

10'6 x 7'6

French doors to rear.

## SHOWER ROOM

Fully tiled with three piece suite comprising: walk in shower, pedestal wash and basin, low flush wc. Window to front. Radiator.

## EXTERIOR

Gravelled to the front of the property with shrubbery borders. Enclosed garden to the rear which is lawned with gravelled area. Driveway to the side providing off street parking for several vehicles. Single detached garage.

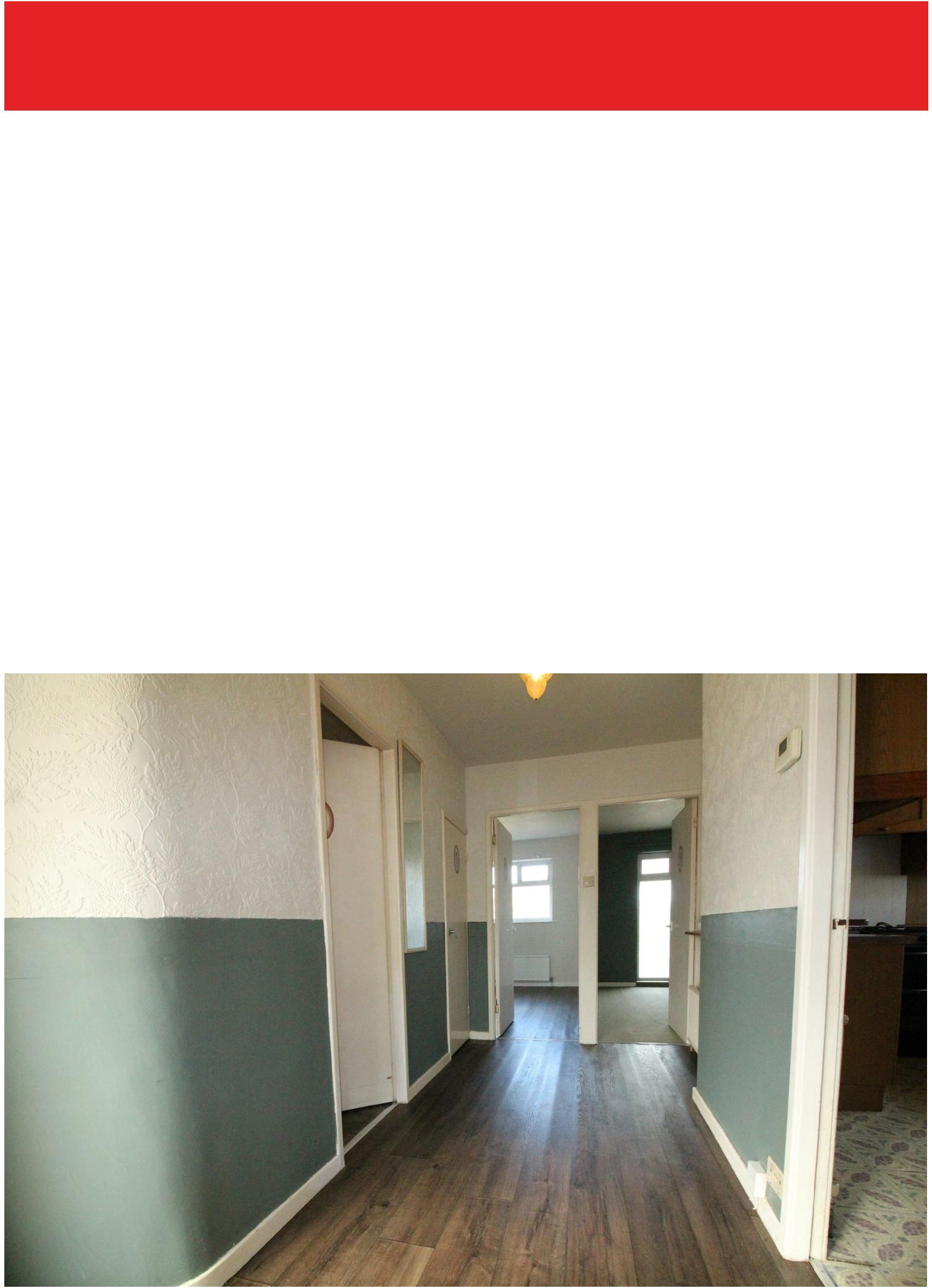
## HOW TO GET THERE

From Birstall Town Centre proceed down Smithies Lane and go straight on at the traffic lights onto Smithies Moor Lane. Go straight ahead at the crossroads onto Leeds Old Road and take the first left onto Priestley Avenue. Lawrence Crescent is the first turning on the right where number 43 will be found on the right hand side, signified by our For Sale board.



- Boarded Loft - Scope To Extend • EPC - TBC • Gardens Drive & Garage • No Chain • Popular Residential Area







## Additional Information

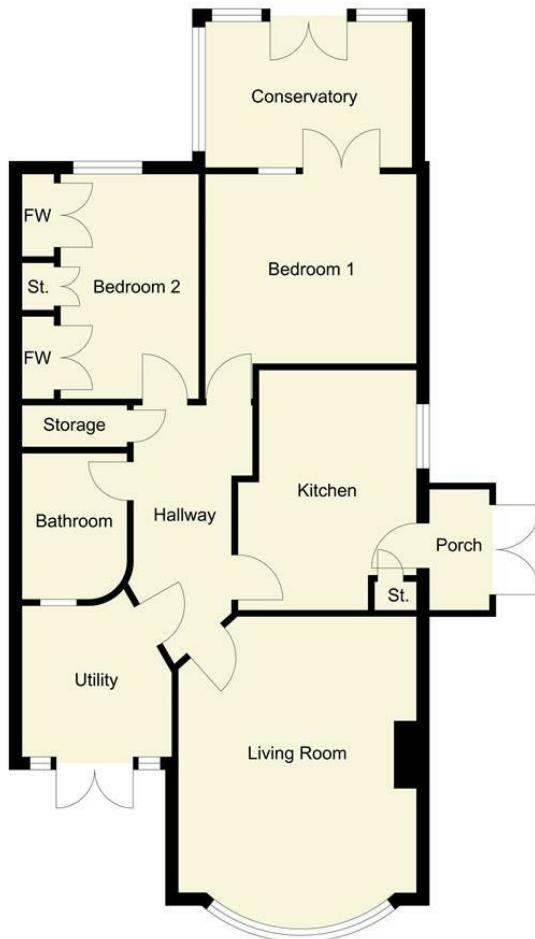
**Local Authority** - Kirklees

**Council Tax** - Band B

**Viewings** - By Appointment Only

**Floor Area** - sq ft

**Tenure** - Freehold



## 43 Lawrence Crescent



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	53	
(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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