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properties

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## 16 Hilldale View Heckmondwike, WF16 9GD

£750 PCM

\*\*\*\*\* WELL PRESENTED GROUND FLOOR APARTMENT - TWO DOUBLE BEDROOMS - LOUNGE & SEPARATE KITCHEN - MODERN BATHROOM - NEUTRAL DECOR THROUGHOUT - AVAILABLE NOW \*\*\*\*\* This spacious property has electric heating & PVCu double glazing and comprises: entrance hall, 20' lounge, separate kitchen, two bedrooms, bathroom. To the outside, there is off street parking & communal lawned gardens. Located close to all amenities, it gives easy access to neighbouring towns & the nearby motorways. Sorry, pets are not permitted in this block. Deposit - £865. Council Tax - B





- Ground Floor Apartment • Two Double Bedrooms • Deposit - £865 • Lounge & Separate Kitchen • Some Integrated Appliances

#### ENTRANCE HALLWAY

Airing cupboard and cloaks cupboard. Intercom entry telephone. Electric storage heater.

#### LOUNGE

Two windows to front. Electric storage heater. Archway to:

#### KITCHEN

With base and wall units incorporating stainless steel sink unit. Electric hob, electric oven and extractor hood. Integrated fridge freezer. Tiled splashbacks. Plumbing for automatic washing machine.

#### BEDROOM ONE

Window to rear. Electric heater.

#### BEDROOM TWO

Window to rear. Electric heater.

#### BATHROOM

Part tiled with three piece suite comprising: bath with shower attachment over, vanity wash hand basin, low flush wc. Ceramic tiled floor. Extractor fan. Heated towel rail.

#### NOTE

Children -yes

Pets - not permitted in the block

Smokers - outside only

The property is available now

#### DIRECTIONS

From Birstall Town Centre proceed down Smithies Lane and go straight ahead at the traffic lights onto Smithies Moor Lane. Turn left at the T junction onto White Lee Road and take the

fourth right onto Dale Lane. Take the second left onto Brighton Street and 16 Hilldale View will be found in the second block on the left. It is signified by our To Let board.





- Modern Bathroom • Neutral Décor Throughout • Off Street Parking • Communal Gardens • Available Now







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