



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

**£202,000
Freehold**

***** TWO BEDROOM SEMI DETACHED BUNGALOW - SOUGHT AFTER LOCATION - GARDENS FRONT & REAR & DRIVE - NO CHAIN ***** This property has gas central heating and PVCU double glazing and comprises: entrance hall, lounge, fitted kitchen, inner hall, side porch, two bedrooms (one with fitted wardrobes), modern shower room. There are low maintenance gardens to the front and rear, driveway to side and garage. An early viewing of this property is recommended.



- Two Bedroom Semi Bungalow • GCH & PVCu DG • Spacious Lounge • Fitted Kitchen • Fitted Wardrobes To Bedroom 2

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ENTRANCE HALL

Front entrance door. Cloaks cupboard.

LOUNGE

16'0 x 12'0

Fitted gas fire. Wall light points. Coving and dado rail. Bow window to front. Radiator.

INNER HALL

Radiator.

SIDE PORCH

Door to side.

KITCHEN

11'0 x 7'0

With base and wall units incorporating stainless steel sink unit. Plumbed for automatic washing machine. Electric wall heater. Window to side.

BEDROOM ONE

10'0 x 13'0

Coving to ceiling. Access to loft. Window to rear. Radiator.

BEDROOM TWO

9'0 x 7'0

With fitted wardrobes to one wall. Window to rear. Radiator.

SHOWER ROOM

Fully tiled with three piece suite comprising: walk in shower cubicle, vanity wash hand basin, low flush wc. Electric wall heater. Window to side.

EXTERIOR

Low maintenance garden to front with paved and gravelled areas and a selection of plants and shrubs. Enclosed garden to rear with artificial lawn, gravelled patio and pergola. Garden shed and detached garage (please note, there is no vehicular access to the garage). Tarmac



- Modern Shower Room
- Gardens Front & Rear & Drive
- Sought After Location
- Energy Rating E
- No Chain

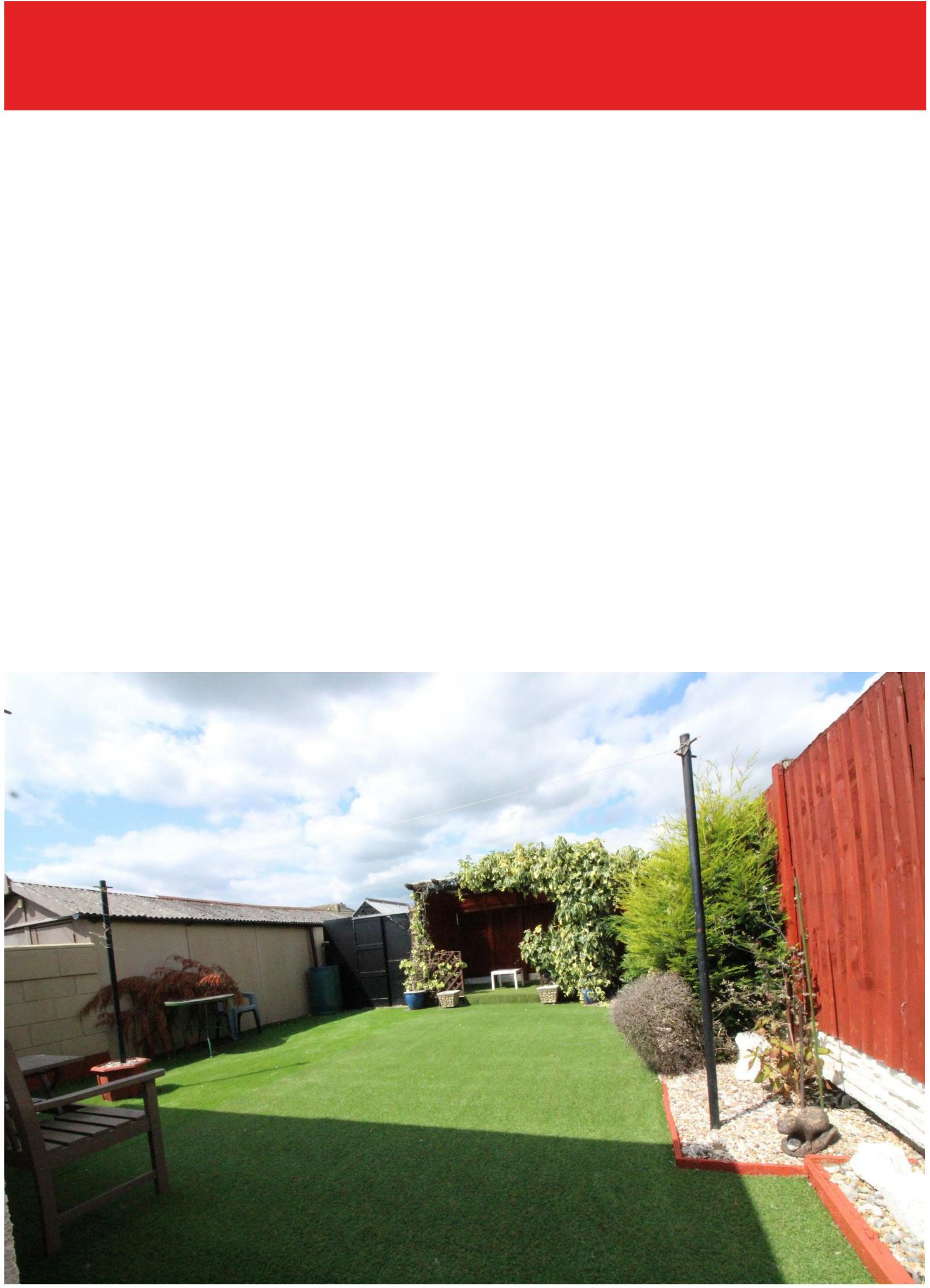
driveway to side providing off street parking .

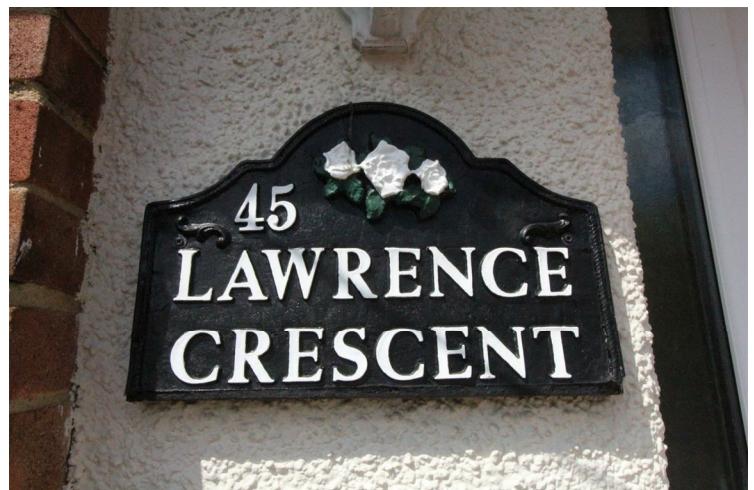
HOW TO GET THERE

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 45 will be found on the right hand side, signified by our For Sale board.







Additional Information

Local Authority - Kirklees Council
Council Tax - Band B
Viewings - By Appointment Only

Floor Area - 0.00 sq ft
Tenure - Freehold



Lawrence Crescent



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 79 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 40 | |
| (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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