



**130 Leeds Road  
Heckmondwike, WF16 9BS**

**£169,950  
Freehold**

\*\*\*\*\* WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE - REDECORATED & NEW FLOOR COVERINGS LAID - ENCLOSED GARDENS & OFF STREET PARKING - NO CHAIN \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, lounge, dining kitchen, landing, three bedrooms, bathroom. To the outside, there are enclosed gardens, garden shed, outhouse (formerly a garage) and off street parking. Located close to all amenities, the property is ideally placed for access to neighbouring towns and cities and the nearby motorways. An ideal family home, viewing is recommended



- THREE BEDROOM SEMI DETACHED
- REDECORATED & NEW FLOOR COVERINGS LAID
- GCH & PVCu DG

## ENTRANCE VESTIBULE

Stairs to first floor. Door to front. Radiator.

## LOUNGE

15'0 x 12'0

Bay window to front. Radiator.

## DINING KITCHEN

14'0 x 7'0

With base and wall units incorporating stainless steel sink unit. New electric hob, electric oven and extractor hood.

Tiled splashbacks. Breakfast bar. Coving to ceiling. Walk in pantry with window to side. Window and door to rear.

Radiator.

## LANDING

Access to loft. Window to side.

## BEDROOM ONE

11'0 x 9'0

Window to front. Radiator.

## BEDROOM TWO

10'0 x 9'0

Window to rear. Radiator.

## BEDROOM THREE

8'0 x 6'0

Built in single bed with drawers beneath. Window to front.

Radiator.

## BATHROOM

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

## EXTERIOR

Enclosed garden to the front of the property. Enclosed rear garden which is decked with garden shed. Substantial outhouse (formerly a single garage) with power, light and water supply. Driveway to the side providing off street parking.

## DIRECTIONS

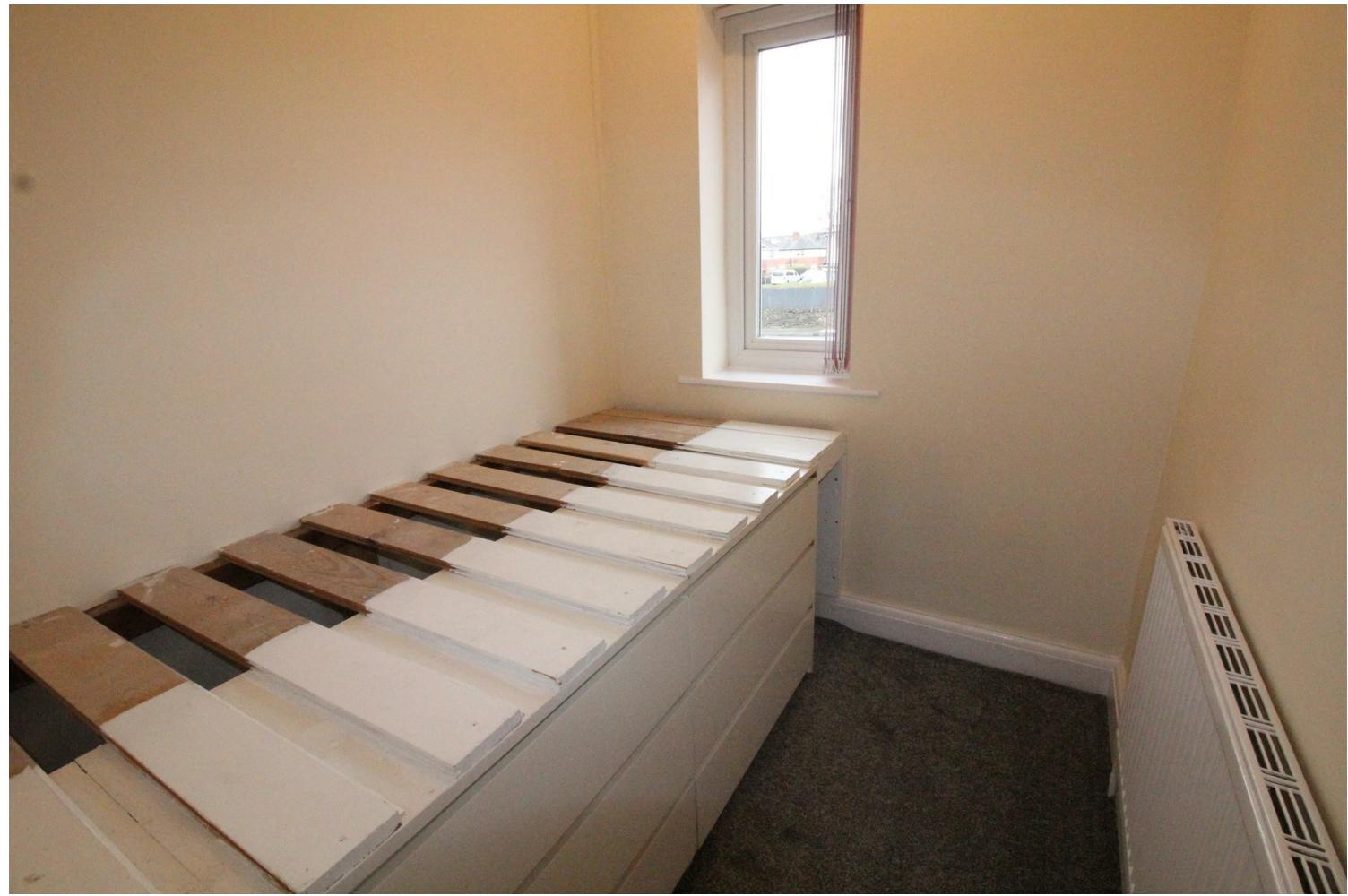
From Birstall centre proceed down Smithies Lane and bear right up Huddersfield Road. Go straight ahead at both set of traffic lights and number 130 Leeds Road will be found on the left hand side, signified by our For Sale board.

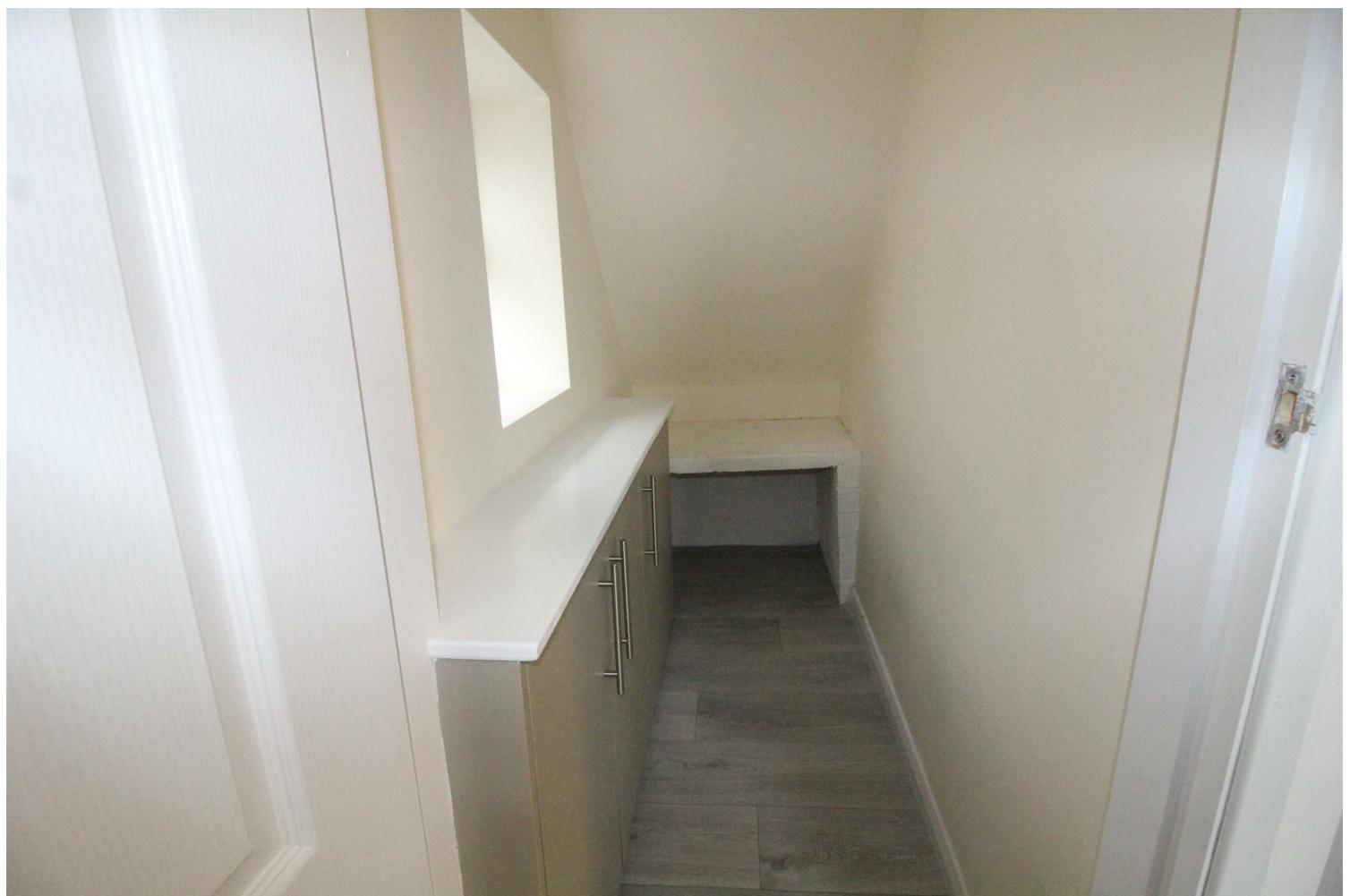


- LOUNGE & DINING KITCHEN • ENCLOSED GARDENS • OFF STREET PARKING • SUBSTANTIAL OUTBUILDING (FORMERLY A GARAGE)



• IDEAL FAMILY HOME • EPC -tbc • NO CHAIN





## Additional Information

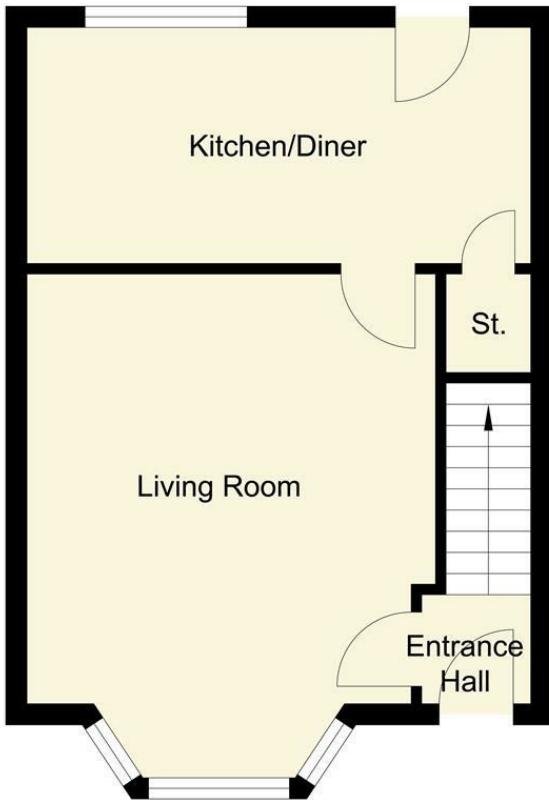
**Local Authority** - Kirklees

**Council Tax** - Band B

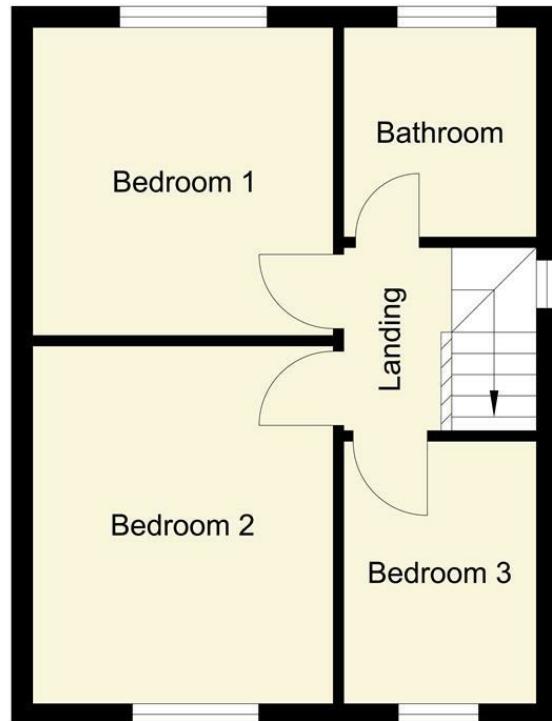
**Viewings** - By Appointment Only

**Floor Area** - sq ft

**Tenure** - Freehold



Ground Floor



First Floor

## 130 Leeds Road



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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 Sales  
Midland Bank Chambers  
Smithies Lane  
Birstall  
Batley  
West Yorkshire  
WF17 9EB

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

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