

local  
properties

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## 21 Grosvenor Terrace WF16 9HY

**£89,950**  
Freehold

\*\*\*\* TWO BEDROOM THROUGH TERRACE - PRICED TO ALLOW FOR UPDATING - LOUNGE & DINING KITCHEN - NO CHAIN \*\*\*\* This property has PVCu double glazing and comprises: entrance vestibule, lounge, dining kitchen, cellar, landing, two bedrooms (both with fitted furniture), bathroom. To the outside there is a lawned rear garden and on street parking to the front. Situated in a cul-de-sac close to Heckmondwike Town Centre, the property is ideally placed for access to all amenities.





• TWO BED STONE THROUGH TERRACE • IN NEED OF MODERNISATION • PVCu DOUBLE GLAZING

### ENTRANCE VESTIBULE

Door to front. Stairs to first floor.

### LOUNGE

14'1" x 9'10"

Window to front. Fitted gas fire. Shelves to recesses.

### DINING KITCHEN

12'5" x 10'5"

Door and window to front. Base and wall units incorporating stainless steel sink and drainer. Fitted gas fire. Access to cellar.

### LOBBY

Access to cellar.

### LANDING

Access to bedrooms and bathroom.

### BATHROOM

Window to rear. Part tiled with three piece suite comprising: bath, pedestal wash hand basin, low flush wc. Airing cupboard.

### BEDROOM ONE

14'9" x 12'1"

Two windows to front. With fitted furniture comprising: wardrobes, dressing table, drawers.

### BEDROOM TWO

10'5" x 7'10"

Window to rear. Fitted wardrobes.

### EXTERIOR

Low maintenance garden to the front with lawned garden to rear. On street parking to front.

### HOW TO GET THERE

From our office in Birstall proceed down Smithies Lane and at the traffic lights bear right onto Huddersfield Road. Go straight on at the next set of lights and take the next left onto Alma Lane. Turn right onto Leeds Old Road and turn left at the mini roundabout onto Nunroyd. Grosvenor Terrace is the fifth turning on the left where number 21 will be found on the left hand side, signified by our For Sale board.



- LOUNGE AND DINING KITCHEN • FITTED BEDROOM FURNITURE • GARDENS & ON STREET PARKING • EPC - tbc • CUL - DE - SAC LOCATION • CLOSE TO TOWN CENTRE • NO CHAIN










## Additional Information

<b>Local Authority</b>	-	<b>Floor Area</b>	-	0.00 sq ft	
<b>Council Tax</b>	-	Band	<b>Tenure</b>	-	Freehold
<b>Viewings</b>	-	By Appointment Only			



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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