



19 WALKLEY LANE, HECKMONDWIKE, WEST YORKSHIRE, WF16 0NA **£695 PCM**









****** REFURBISHED TWO/THREE BEDROOM END TERRACE HOUSE - VERSATILE THREE STOREY A CCOMMODATION - A VAILA BLE EARLY MAY 2023 ***** This deceptively spacious property has been recently refurbished and comprises: entrance vestibule, dining kitchen, basement room, landing, first floor lounge, two bedrooms, bathroom. To the outside, there is a small enclosed garden to the front with on street permit parking. Located close to Heckmondwike Town Centre it is conveniently situated for access to all local amenities and viewing is recommended. Sorry, no pets. Deposit - £800

ENTRANCE VESTIBULE Laminate flooring. Stairs to first floor. Door to front. Radiator.

DINING KITCHEN 16' 1" x 13' 0" (4.9m x 3.96m) With base and wall units incorporating stainless steel sink unit. Electric hob, electric oven and extractor hood. Coving to ceiling and ceiling rose. Laminate flooring. Access to lower ground floor. Window to front and door to rear. Radiator.

UTILITY AREA With laminate flooring, plumbing for automatic washing machine and window to rear. Stairs to basement room.







BASEMENT ROOM 15' 7" x 6' 0" (4.75m x 1.83m) A useful room with window to front which could be used as an occasional bedroom, home office or playroom.

LANDING Storage cupboard.

FIRST FLOOR LOUNGE 16' 3" x 9' 6" (4.95m x 2.9m) Original cast iron fireplace surround. Window to side. Radiator.

BEDROOM ONE 11' 1" x 9' 2" (3.38m x 2.79m) Laminate flooring. Window to front. Radiator.

BEDROOM TWO 11' 1" x 6' 7" (3.38m x 2.01m) Laminate flooring. Window to side. Radiator.

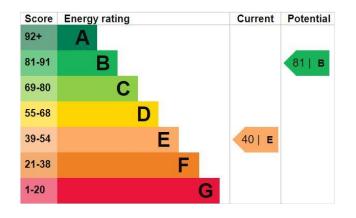
BATHROOM With three piece suite comprising: bath with shower attachment, shower over and screen, vanity wash hand basin, low flush wc with hideaway cistern. Ceramic tiled floor. Window to front.

EXTERIOR Enclosed garden to the front with artificial grass. On street permit parking to the side.

NOTE Children - yes Pets - no Smokers - outside only

The property is available May 2023

DIRECTIONS From Heckmondwike Town Centre proceed along Market Street which runs into Walkley Lane. Number 19 will be found on the left hand side and is signified by our To Let board.



Midland Bank Chambers, Smithies Lane, Birstall, Batley, West Yorkshire, WF17 9EB www.localproperties.net info@localproperties.net 01924 474456 Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.