



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





***** REFURBISHED TWO/THREE BEDROOM
END TERRACE HOUSE - VERSATILE THREE
STOREY ACCOMMODATION - A VAILABLE 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		