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28 FIELD CLOSE, HECKMONDWIKE, WEST YORKSHIRE, WF16 9AD  
**ASKING PRICE OF £195,000**





\*\*\*\* EXTENDED THREE BEDROOM SEMI DETACHED HOUSE - CUL-DE-SAC LOCATION - RE-WIRED 2021 - READY TO MOVE INTO \_ - NO CHAIN \*\*\*\* The property has gas central heating, PVCu double glazing, security alarm and comprises: entrance hall, lounge with dining area, fitted kitchen with appliances, landing, three bedrooms, bathroom. To the outside, there are extensive enclosed gardens to the front and rear, driveway to the side and single garage. The property is in the catchment area for Heckmondwike Grammar school and is ideally located for access to Leeds, Huddersfield, neighbouring towns and the nearby motorway network

ENTRANCE HALL PVCu double glazed door and window to front. Understairs storage. Gas central heating radiator.

LOUNGE 23' 0" x 10' 4" (7.01m x 3.15m) PVCu double glazed windows to front and rear. Electric fire. Two gas central heating radiators.

DINING KITCHEN 18' 4" x 8' 0" (5.59m x 2.44m) PVCu double glazed door to side. PVCu double glazed windows to rear and side. Base and wall units. Tiled splashbacks. Inset stainless steel sink and drainer unit. Ceramic hob,





electric oven and extractor hood. Plumbed for automatic washing machine. Gas central heating radiator.

LANDING PVCu double glazed window to side. Access to part boarded loft with light.

BEDROOM ONE 13' 2" x 10' 4" (4.01m x 3.15m) PVCu double glazed window to front. Gas central heating radiator.

BEDROOM TWO 10' 8" x 9' 6" (3.25m x 2.9m) PVCu double glazed window to rear. Walk in wardrobe. Gas central heating radiator.



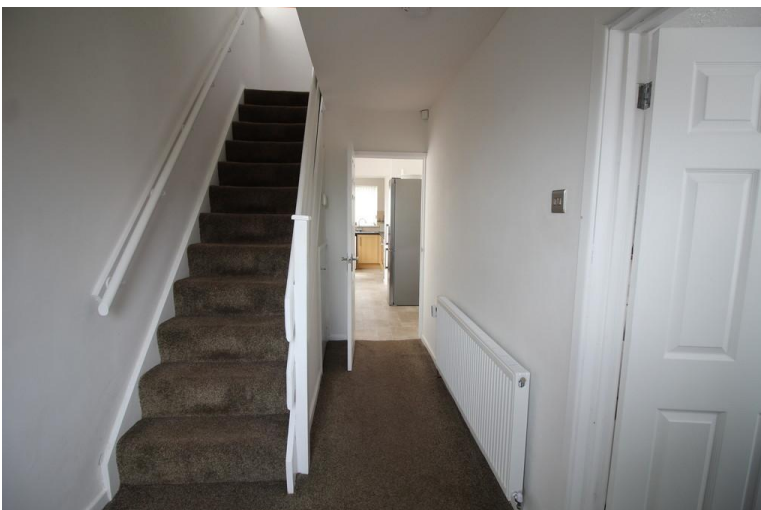
BRDROOM THREE 8' 1" x 6' 7" (2.46m x 2.01m) PVCu double glazed window to front. Gas central heating radiator.

BATHROOM PVCu double glazed window to rear. Fully tiled. Three piece suite comprising: bath with shower over, pedestal wash hand basin and low flush wc. Gas central heating radiator.

EXTERIOR Lawned garden to front. Long driveway to side leading to single garage with up and over door, power and light. Outside tap. Extensive rear garden with two patio areas.



HOW TO GET THERE From our office in Birstall proceed down Smithies Lane to the traffic lights and go straight ahead onto Huddersfield Road. Go straight on at the crossroads and take the next left onto Alma Lane. Field Close is the first turning on the right where the number 28 will be found on the right hand side, signified by our For Sale sign.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		