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10 HAREWOOD AVENUE, HECKMONDWIKE, WEST YORKSHIRE, WF16 0DB  
**£825 PCM**







\*\*\*\*\* THREE BEDROOM SEMI DETACHED BUNGALOW - CATCHMENT AREA FOR HECKMONDWIKE GRAMMAR SCHOOL - NEW BATHROOM SUITE - NEW CARPETS TO GROUND FLOOR - A VAILABLE NOW \*\*\*\*\* This well presented property has gas central heating and PVCu double glazing and comprises: entrance hall, lounge, dining room/study, conservatory, fitted kitchen, ground floor bedroom with fitted furniture, bathroom, landing, two first floor bedrooms. To the outside, there are gardens to the front and rear and garage to the rear. Located in a popular residential area less than half a mile from Heckmondwike Town Centre, the property is ideally placed for access to Dewsbury & District Hospital and neighbouring towns. This spacious property would make an ideal family home and viewing is recommended. Deposit £950

ENTRANCE HALL Door to side. Radiator

LOUNGE 17' 0" x 10' 9" (5.18m x 3.28m) Window to front. Two radiators.

DINING ROOM/STUDY 9' 11" x 9' 1" (3.02m x 2.77m) Stairs to first floor. Radiator.





CONSERVATORY 18' 9" x 8' 9" (5.72m x 2.67m) Patio doors to rear.

KITCHEN 9' 9" x 8' 4" (2.97m x 2.54m) Part tiled with base and wall units incorporating stainless steel sink unit. Plumbing for automatic washing machine and dishwasher. Breakfast bar. Pantry. Windows to front and side. Radiator.

BEDROOM ONE 13' 8" x 8' 9" (4.17m x 2.67m) With fitted wardrobes, drawers, dressing table and bed cabinets. Window to rear. Radiator.



BATHROOM Part tiled with new three piece suite (fitted 2022) comprising: bath with shower over and screen, pedestal wash hand basin, low flush wc. Heated towel rail. Window to side.

LANDING Access to undereaves storage. Velux window to rear elevation.

BEDROOM 2 20' 1" x 10' 10" (6.12m x 3.3m) Velux window to rear. Access to undereaves storage. Radiator.

BEDROOM 3 13' 2" x 9' 3" (4.01m x 2.82m) Window to side. Access to undereaves storage. Radiator



EXTERIOR Lawned gardens to the front and rear. Single garage to rear which is accessed via Harewood Grove. Lawn gardens front and rear.

NOTE Children - yes  
Pets - no dogs or cats  
Smokers - outside only

The property is available now

DIRECTIONS From Birstall Town centre proceed down Smithies Lane and go straight ahead at the traffic lights onto Smithies Moor Lane. Turn left at the T junction into White Lee Road and continue to the traffic lights at the end. Turn right into Batley Road and go straight on at the next set of light into High Street. Take the third left into Cawley Lane and Harewood Avenue is the fifth turning on the left. Number 10 will be found on the right hand side, signified by our To Let board.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		