

41 Low Lane,
Birstall, Batley,
West Yorkshire, WF17 9EY

www.barkeresstateagents.co.uk
01924 473111
enquiries@barkeresstateagents.co.uk



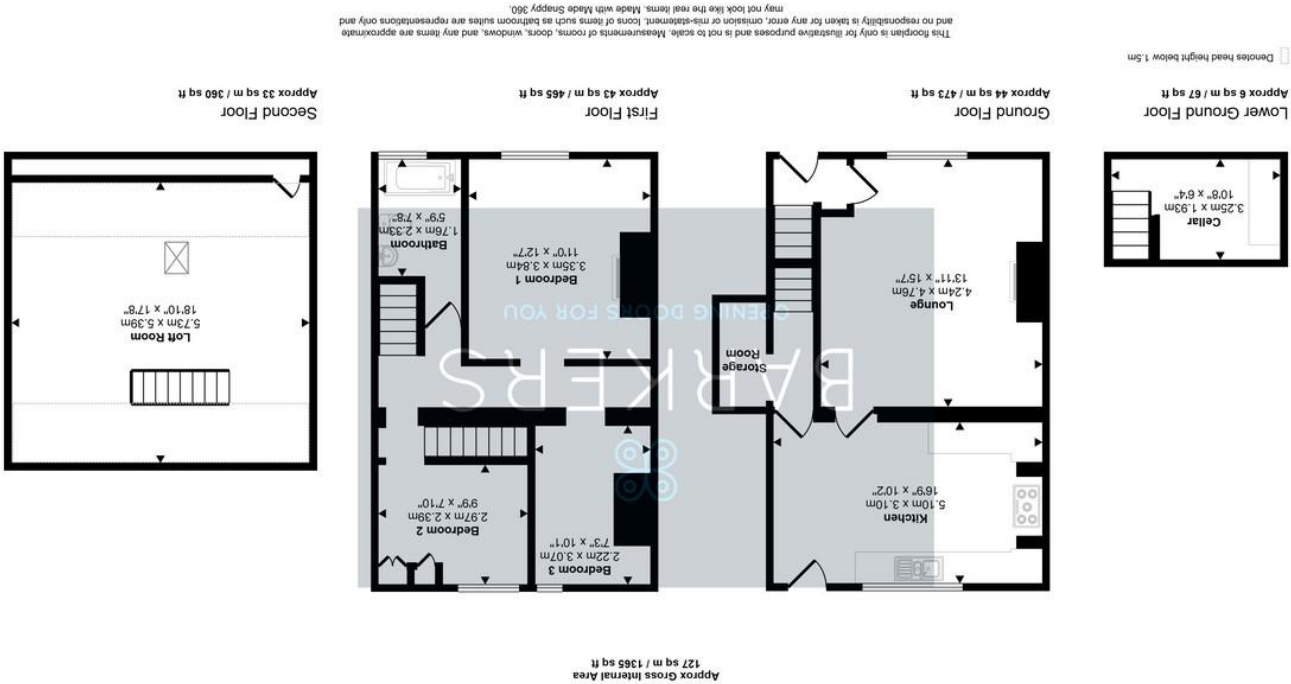
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are not be relied upon and potential buyers are advised to recheck the measurements for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | 69 C | 77 C |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Call us now to
arrange your
FREE
valuation!

Contact us: 01924 473111

www.barkeresstateagents.co.uk



BARKERS

OPENING DOORS FOR YOU



13 Brooke Street
Heckmondwike, WF16 0LX

£179,995

- SPACIOUS CHARACTER PROPERTY
- PRIVATE PARKING & GARDEN
- ENT HALL, LOUNGE
- DINING KITCHEN, CELLAR
- THREE BEDROOMS & BATHROOM
- LOFT ROOM



Property Features

A mid terrace character property offering spacious accommodation throughout, though requiring some cosmetic improvement would be an ideal family home. This is a must view home to fully appreciate the potential on offer. Ideally situated within easy reach of local amenities, schools and bus routes in Heckmondwike town centre. The accommodation briefly comprises an entrance hallway, lounge, dining kitchen, cellar, three bedrooms, bathroom and useful loft room. Externally, the property benefits from private parking to the front and a paved garden to the rear.

ENTRANCE HALL

An external door leads into the entrance hallway. Parquet flooring. Staircase leads to the first floor.

LOUNGE

15' 7" x 13' 11" (4.75m x 4.24m)
Feature fireplace with wood burning stove. Beams to the ceiling. Wood effect flooring.

DINING KITCHEN

The dining kitchen has a fitted range of wall and base units, inset sink and complementary work surfaces. Feature brick chimney breast with corporates a range style cooker. Free standing fridge/ freezer, plumbing for automatic washing machine, dishwasher and built in wine rack. Feature beamed ceiling and vinyl effect flooring.

CELLAR

Useful storage cellar.

LANDING

Doors lead to three bedrooms and bathroom. Staircase leads to the loft room.

BEDROOM ONE

12' 7" x 11' 0" (3.84m x 3.35m)
Double bedroom with laminate flooring.

BEDROOM TWO

9' 9" x 7' 10" (2.97m x 2.39m)
Double bedroom with useful built in storage cupboards.

BEDROOM THREE

10' 1" x 7' 3" (3.07m x 2.21m)
Single bedroom.

BATHROOM

7' 8" x 5' 9" (2.34m x 1.75m)
The bathroom contains a three piece suite comprising of bath with shower over, wash hand basin and low flush WC inset in vanity unit. Tiled walls, chrome towel rail and laminate flooring.

LOFT ROOM

18' 10" x 17' 8" (5.74m x 5.38m)
This spacious room has under eaves storage and a Velux window.



EXTERNAL

The property has private parking for two cars to the front. To the rear there is a paved enclosed garden.

ADDITIONAL INFORMATION

Tenure - Freehold
Council Tax - Band B

DIRECTIONS

From our Birstall Office head left on Low Lane take the first right onto Chapel Lane continue following the road to the right onto Smithies Lane. At the traffic lights take a right turn onto Huddersfield Road at the next set of traffic lights turn left onto White Lee Road and proceed for 1.1 Miles. Turn right onto Batley Road and then turn right onto High Street. After 0.5 miles take a left turn onto Oldfield Lane and then a left on to Market Street which becomes Walkley Lane. Turn left onto Brooke street where the property will be easily identified by our For Sale board.

