



**King Street
Heckmondwike
West Yorkshire
WF16 9LN**

Offers in Excess of £210,000

bettermove

King Street Heckmondwike

Bettermove are proud to present this impressive 3 bedroom end of terrace house in the sought after area of Heckmondwike.

The property benefits from double glazing, gas central heating throughout and has off street parking available. The council tax band is A.

The interior of this well presented property comprises a spacious living room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The second floor provides a useful attic room suitable for a range of uses with Velux windows to front and rear. The exterior boasts a private rear yard.

Located in the popular town of Heckmondwike, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Batley Train Station, the M62, the M1 and many local bus routes.

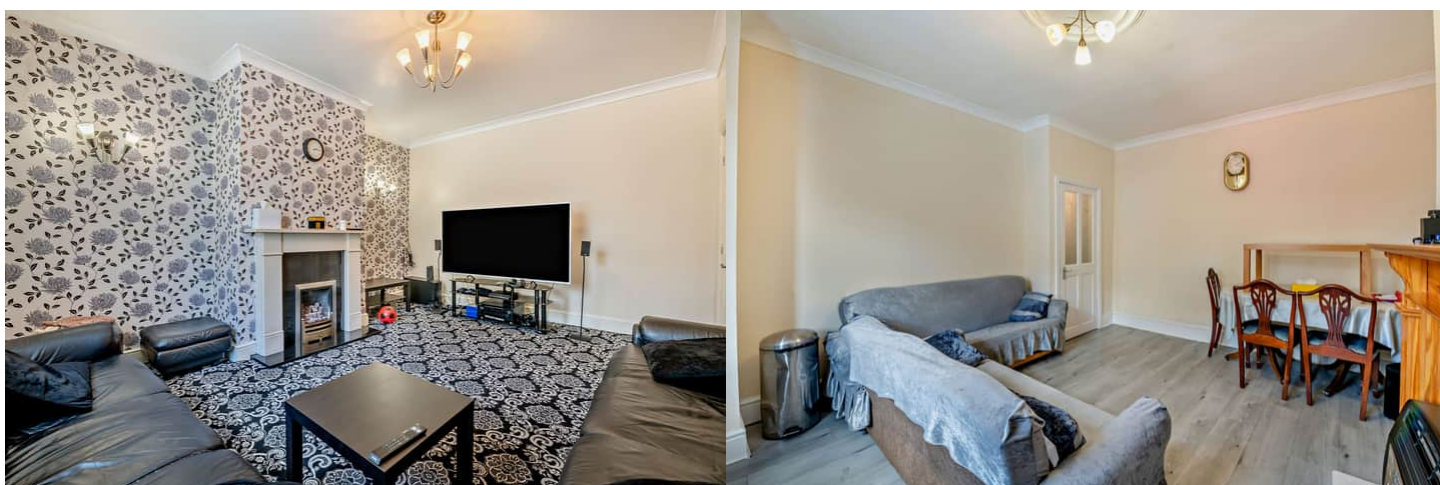
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

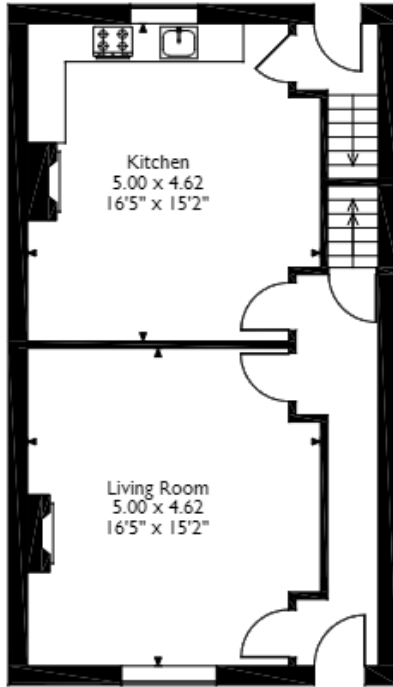
Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys,

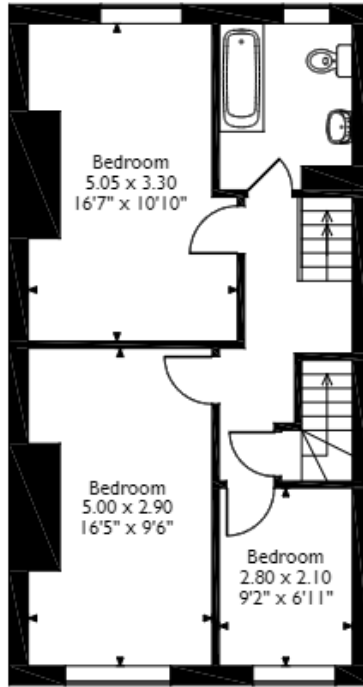


King Street, Heckmondwike

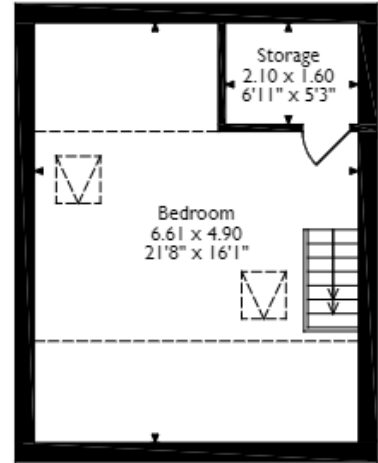
Approximate Gross Internal Area 125 Sq M / 1346 Sq Ft



Ground Floor



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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