



## 2 bed terraced house to buy in

Commercial Street, Heckmondwike, West Yorkshire, WF16 9JN

**£65,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ \*\*\*SOLD VIA SECURE SALE ONLINE BIDDING\*\*\*
- ✓ \*IMMEDIATE EXCHANGE OF CONTRACTS AVAILABLE\*
- ✓ IDEAL INVESTMENT OPPORTUNITY
- ✓ MODERN KITCHEN & BATHROOM
- ✓ EPC Rating F

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: F
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

\*\*\*FOR SALE VIA SECURE ONLINE BIDDING WITH A START BID £65,000\*\*

This well-presented one bedroom property with an additional occasional room is offered to the market with no onward chain. Ideal for investors seeking a strong addition to their portfolio or first-time buyers looking for a comfortable and modern home.

This property features a contemporary kitchen with integrated appliances and stylish cabinetry, as well as a sleek bathroom finished to a good standard.

The main bedroom provides ample space for relaxation, while the occasional room offers flexibility (perfect for a home office, nursery or guest accommodation). Neutral décor throughout enhances the sense of space and light, making the property ready to move into or let out immediately.

With its practical layout and modern finishes, this property presents a fantastic opportunity for those looking for a low-maintenance home or a smart investment. Early viewing is highly recommended to appreciate the quality and potential this property has to offer. For further details or to arrange a viewing, please contact our office.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £65,000

Property Type: Terraced House

Parking: On Street

Flooded in last 5 years: No

Flood defences: No

Adaptions for accessibility: No

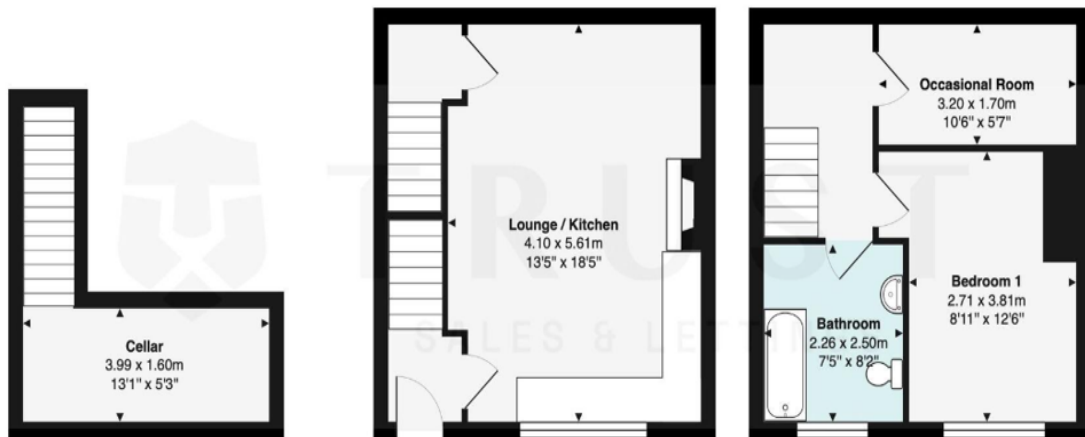
Restrictions: No

Required access: No

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



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Total Area: 65.5 m<sup>2</sup> ... 705 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92-100) <b>A</b>                                  |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         | 88        |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  | 23                      |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England, Scotland &amp; Wales</b>               |  | EU Directive 2002/91/EC |           |

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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