



Hollinbank Lane

Heckmondwike

- BRAND NEW DEVELOPMENT
- 5 DOUBLE BEDROOMS
- THREE BATHROOMS
- GENEROUS PLOT
- PARKING FOR 4 CARS
- NO CHAIN INVOLVED

Price £275,000

66 Savile Road Dewsbury West Yorkshire WF12 9PJ
Tel: 01924 467467 | Fax: | Email: info@adamsestates.co.uk
www.adamsestates.co.uk



Located on a quiet back water off Hollinbank Lane and being one of two identical new build properties. This ideal family home is located within the catchment area of Heckmondwike Grammar School. If you are looking for a relaxing environment in which to live then look no further you have found it.

Heckmondwike is a small market town offering quite a lot of amenities, shops, pubs and Morrisons supermarket. A little further afield is the Junction 27 Retail Park. With regards to commutability Leeds, Bradford, Dewsbury and Huddersfield are all within easy reach from this property and for those wanting to travel further afield you are ideally placed for both the M62 and M1 motorway networks both being within 10 minutes drive.

The property comprises:-

Entrance Hall, Lounge, Dining Room, Living Kitchen with Utility Area, Downstairs WC, Five DOUBLE Bedrooms and Three Bathrooms. Outside with have a lawned rear garden with close boarded fencing as a boundary treatment. To the side of the property will be a large block paved driveway which will accommodate up to four cars.

This property represents real value for money and needs to be seen !!!!!!!

These properties offer Five DOUBLE bedrooms, two reception rooms

Entrance Hall 4'5" (1.35m) x 3'11" (1.19m)

Enter the property through the composite entrance door into the entrance hall. Doors lead to both the Lounge and Dining Room.

Lounge 13'2" (4.01m) x 12'1" (3.68m)

Accessed from both the entrance hall and rear hallway. With window overlooking the front of the property and TV point.

Dining Room 14'4" (4.37m) x 8'6" (2.59m)

With two internal doors and a window which overlooks the front of the property. A good sized room with TV point.

Downstairs WC 5'3" (1.6m) x 4'6" (1.37m)

With window to allow natural light and ventilation. Fitted with a white two piece cloakroom suite comprising close couple WC and wash basin above vanity unit. Chrome finished heated towel rail. Half tiled in high gloss tiles with complementary floor tiles. Inset spotlights to ceiling.

Rear Hallway

The rear hallway gives access to most downstairs rooms. It has a turned staircase which allows access to the first floor and a useful under stairs storage cupboard.

Dining Kitchen 21'0" (6.4m) x 12'8" (3.86m)

Located at the rear of the property and occupying the full width of the house. This room has multiple fenestration which makes it a light and airy room. French doors with glazed side panels give access to the rear garden and an additional entry door leads onto the side driveway. The kitchen is fitted with a range of High Gloss Dove Grey wall and base units surmounted by a block effect rolled edge worktop and co ordinated upstand. Appliances include a five ring gas hob with glass splash back, feature stainless steel extractor canopy and under counter fan assisted electric oven. Stainless steel one and a half bowl inset sink with mixer tap and variable water jet.

The kitchen units flow into the utility area which houses the integrated washing machine and tumble dryer. The Glowworm central heating boiler is also located here.

To assist illumination inset spotlights are fixed into the ceiling.

Master Bedroom 12'4" (3.76m) x 12'2" (3.71m)

With window overlooking the front of the property. TV point and door leading to en suite shower room.

En Suite Shower Room 6'9" (2.06m) x 4'6" (1.37m)

With window overlooking the driveway. Being fitted to a high standard using high gloss wall tiles and a quality floor tile. The walls being half tiled and fully tiled in the shower area. Fitted with a three piece bathroom suite comprising independent shower with fixed shower rose and separate hand attachment. Wash basin on vanity unit and a close coupled WC. Chrome heated towel rail, extractor fan and inset spotlights to ceiling.

Bedroom Three 13'2" (4.01m) x 8'2" (2.49m)

This double bedroom is located at the front of the property. TV point.

House Bathroom 8'2" (2.49m) x 5'3" (1.6m)

With window over looking the side of the property. This bathroom is fitted with a white four piece bathroom suite comprising bath, independent shower with fixed shower rose and separate hand attachment. Wash basin on floating vanity unit and a close coupled WC. Chrome heated towel rail, Fully tiled using high gloss wall tiles and a quality floor tile. Extractor fan and inset spotlights to ceiling.

Bedroom Five 10'0" (3.05m) x 10'2" (3.1m)

A double bedroom with window over looking the rear garden. TV point.

Bedroom Four 10'7" (3.23m) x 10'8" (3.25m)

A double bedroom with window over looking the rear garden. TV point.

Bedroom Two 15'1" (4.6m) x 16'1" (4.9m)

Located on the second floor this double bedroom is light and airy having two velux roof lights. Storage is provided by a storage cupboard and a walk in airing room which houses the pressurised water cylinder. Inset LED spotlights to the ceiling and a TV point. A door leads to the en suite shower room.

En Suite Shower Room 9'2" (2.79m) x 6'6" (1.98m)

Being fitted to a high standard using high gloss wall tiles and a quality floor tile. Fitted with a three piece bathroom suite comprising independent shower with fixed shower rose and separate hand attachment. Wash basin on floating vanity unit and a close coupled WC. Chrome heated towel rail, Velux roof light, extractor fan and inset spotlights to ceiling.

Single Garage

A single garage with up and over door, light and power.

