



Kaye Street, Heckmondwike, West
Yorkshire, WF16

£925 per month Unfurnished

 **Reeds Rains**

reedsrains.co.uk

Kaye Street, Heckmondwike, West Yorkshire, WF16

£925 per month Unfurnished

Council Tax Band:

EPC Rating: TBC

Ideally situated close to Heckmondwike town centre, this well-presented three-bedroom home offers convenient access to local shops, public transport, Heckmondwike Grammar School and nearby motorway links, making it particularly suitable for commuters.

The accommodation comprises a comfortable lounge, a spacious kitchen/diner, three bedrooms and a family bathroom. Externally, the property benefits from a low-maintenance rear garden, while the front is street lined.

The property is available...

Entrance Hall

Accessed through the front external door, featuring a central heating radiator and stairs leading to the first floor.

Living Room

Positioned at the front of the property, this well-proportioned lounge benefits from a uPVC front window, a central heating radiator, and a fireplace with hearth set into one wall.

Kitchen Dining Room

A spacious room fitted with a range of built-in base units with work surfaces over and an inset sink with drainer. Additional wall units and recessed cupboards offer extra storage. The room also includes a central heating radiator and access to the cellar. A uPVC window overlooks the rear, and an external door provides access to the garden.

Cellar

A practical cellar space suitable for storage.

First Floor Landing

Providing access to the bedrooms and bathroom.

Bedroom One

Located at the front of the property, this generously sized bedroom includes a built-in cupboard, two uPVC windows, and a central

heating radiator.

Bedroom Two

Positioned at the rear, featuring a uPVC window and a central heating radiator.

Bedroom Three

Also overlooking the rear, with a uPVC window and a central heating radiator.

Bathroom

Fitted with a three-piece suite comprising a panelled bath with shower over, wash basin, and WC. The walls are tiled, and the room also includes a central heating radiator and a uPVC window.

External

The property fronts directly onto the street and benefits from a low-maintenance rear garden.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Favsc0 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 5421 92.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.