



## 2 bed semi-detached house to buy in WF16

Bevor Crescent, Heckmondwike, West Yorkshire, WF16 9AR

**£170,000** Starting Bid

 x2  x1  x1

Tenure  
**Freehold**

Driveway parking

## Property features

- ✓ \*\*\*SOLD VIA SECURE SALE ONLINE BIDDING\*\*\*
- ✓ \*IMMEDIATE EXCHANGE OF CONTRACTS AVAILABLE\*
- ✓ \*\*START BID £175,000\*\*
- ✓ WELL PRESENTED TWO BED SEMI DETACHED PROPERTY
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

\*\*\*FOR SALE VIA SECURE ONLINE BIDDING WITH A START BID £175,000\*\*

This beautifully presented two-bedroom semi-detached house offers an inviting blend of modern comfort and practical living, perfect for couples or small families seeking a stylish and functional home. The property features a bright and spacious reception room with elegant flooring, decorative wallpaper, and a large window that floods the space with natural light, creating a warm and welcoming environment. French doors in the living area open directly onto a generous decked patio, seamlessly connecting indoor and outdoor spaces. The contemporary kitchen is fitted with sleek modern units, integrated appliances, a subway-tiled backsplash, and a breakfast bar, providing a perfect setting for both every-day meals and entertaining. The two bedrooms are generously proportioned, each featuring built-in wardrobes with mirrored doors, plush neutral decor, and large windows offering ample natural light. The modern family bathroom is finished with classic white subway tiles, a shower over a curved bath, a modern towel radiator, and a frosted window for privacy.

Additional features enhance the property's appeal and convenience at every turn. A compact and functional WC adds extra practicality, while a dedicated utility room with a washing machine and modern boiler streamlines household chores. The entryway boasts a stylish front door, radiator cover, and natural light, setting an elegant tone for the home. Outside, the property truly excels with its expansive, private garden - featuring a spacious decked patio ideal for alfresco dining or entertaining, a lush lawn for family activities, and a vibrant blue storage shed for all your gardening needs. Secure off-road parking is provided via a large driveway with gated entry, while a fenced boundary ensures both privacy and peace of mind. With its combination of contemporary interiors, ample storage, and excellent outdoor spaces, this semi-detached house offers a rare opportunity to enjoy modern living in a property designed for comfort, convenience, and memorable moments at home.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £170,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



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Total Area: 84.0 m<sup>2</sup> ... 904 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>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(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:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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