Peter David Properties Ltd

Residential Sales and Lettings



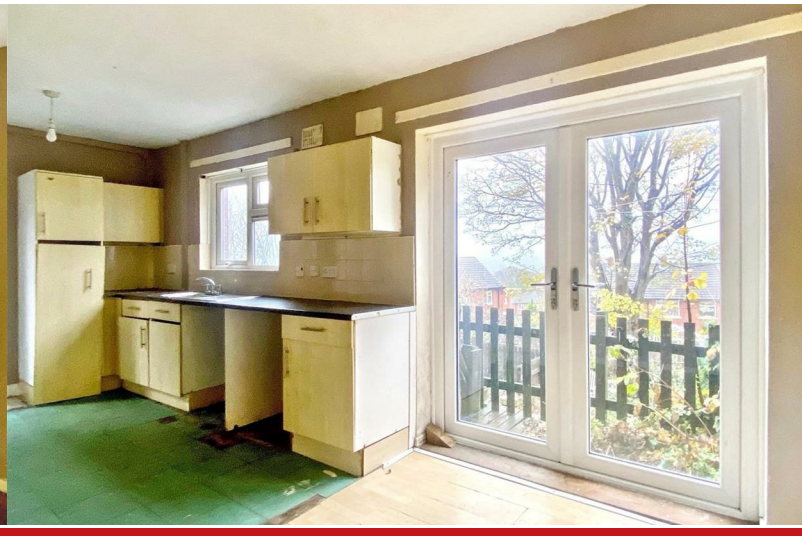
5 Royd Avenue

Heckmondwike, WF16 9AL

£125,000

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Situated on Royd Avenue in Heckmondwike, this spacious three-bedroom semi-detached house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a generous open kitchen diner, perfect for family gatherings and entertaining guests. With ample storage space throughout, you will find it easy to keep your home organised and clutter-free.

The large rear garden is a standout feature, offering the potential to transform it into a delightful outdoor entertaining area, ideal for summer barbecues or simply enjoying the fresh air. While the home is in need of modernisation, this presents a unique chance to personalise the space to your taste and style.

Situated in an ideal location, the property is conveniently close to local amenities, ensuring that everyday necessities are just a stone's throw away. Furthermore, the home is available with no onward chain, making the purchasing process smoother and more straightforward.

This semi-detached house on Royd Avenue is not just a property; it is a canvas awaiting your vision. Whether you are looking to make it your first home or seeking a promising investment, this residence offers the perfect blend of space, potential, and location. Don’t miss out on this fantastic opportunity to create your dream home in Heckmondwike.

Entrance Hallway
Leading in from the front of the home, the entrance hallway leads into the living room, down a corridor to the kitchen and upstairs to the first floor accommodation.

Living Room
Overlooking the front of the home with a yellow feature wall and laminate flooring, the living room also has a doorway leading into the kitchen.

Kitchen Diner
A spacious kitchen diner overlooking the rear aspect with French doors opening onto the garden. With ample worksurface and storage space, this kitchen has great potential to be a lovely dining space.

Bedroom One
A double bedroom to the front aspect.

Bedroom Two
A second double bedroom overlooking the rear garden.

Bedroom Three
A well sized single bedroom with a pink and yellow colour scheme.

Bathroom
With a Bath tub, over bath shower, hand basin and white tiling.

W/C
Located next to the bathroom, a separate W/C accessed from the landing.

External
The home is set in a substantial plot with steps leading down from the road into the front courtyard. A gated pathway leads down the side of the home with two out buildings accessible. The rear garden has decked terrace areas, patios and leads down to an open space which has potential to be a lovely family garden.

Directions
For Satnav please use the postcode WF16 9AL

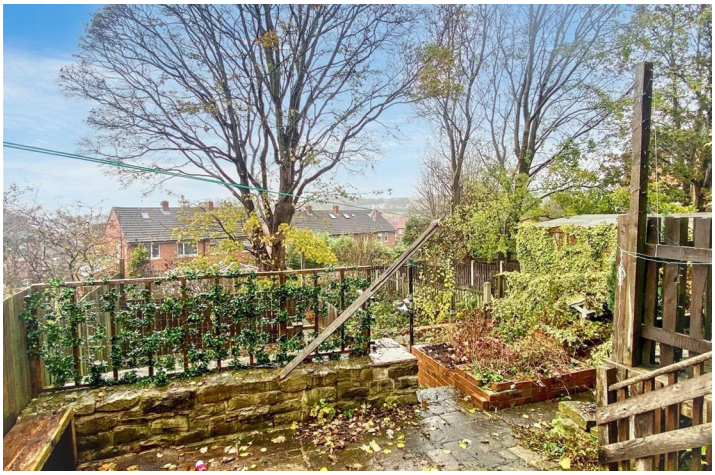
Viewings
Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages
We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 + VAT (£30 total) per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.









Road Map



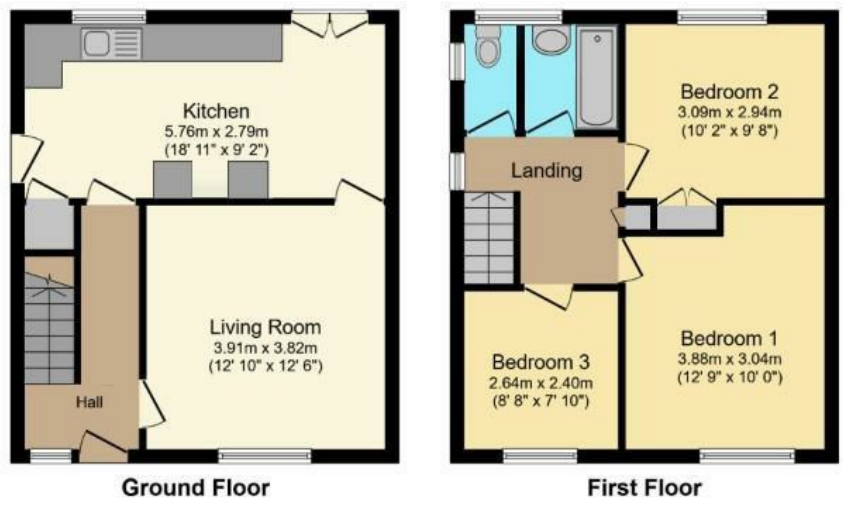
Hybrid Map



Terrain Map



Floor Plan



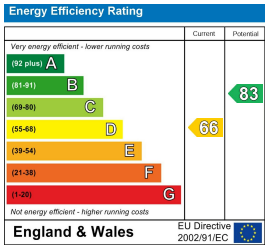
Total floor area 78.3 sq.m. (843 sq.ft.) approx

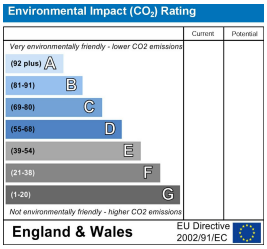
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.