



**Outfield Close  
Heckmondwike  
West Yorkshire  
WF16 9JF**

**Offers in Excess of £132,000**

**bettermove**



# Outfield Close Heckmondwike

Bettermove are proud to present this 3 bedroom end of terrace house in Heckmondwike available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway. The council tax band is B.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen and the conservatory on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Heckmondwike, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M62, Batley Train Station and many local bus routes.

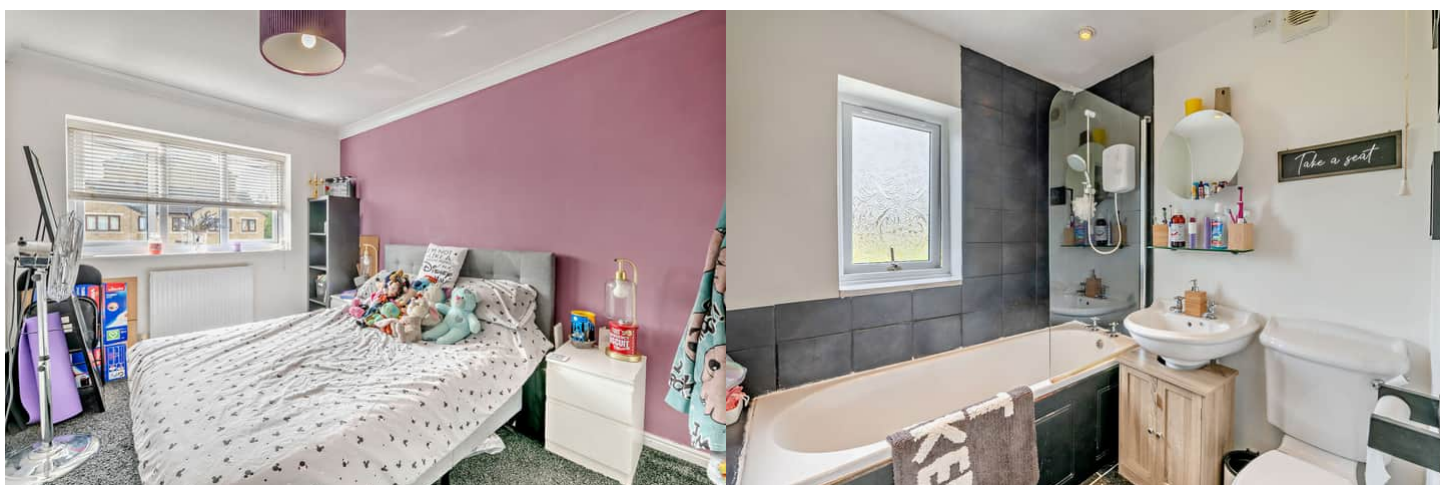
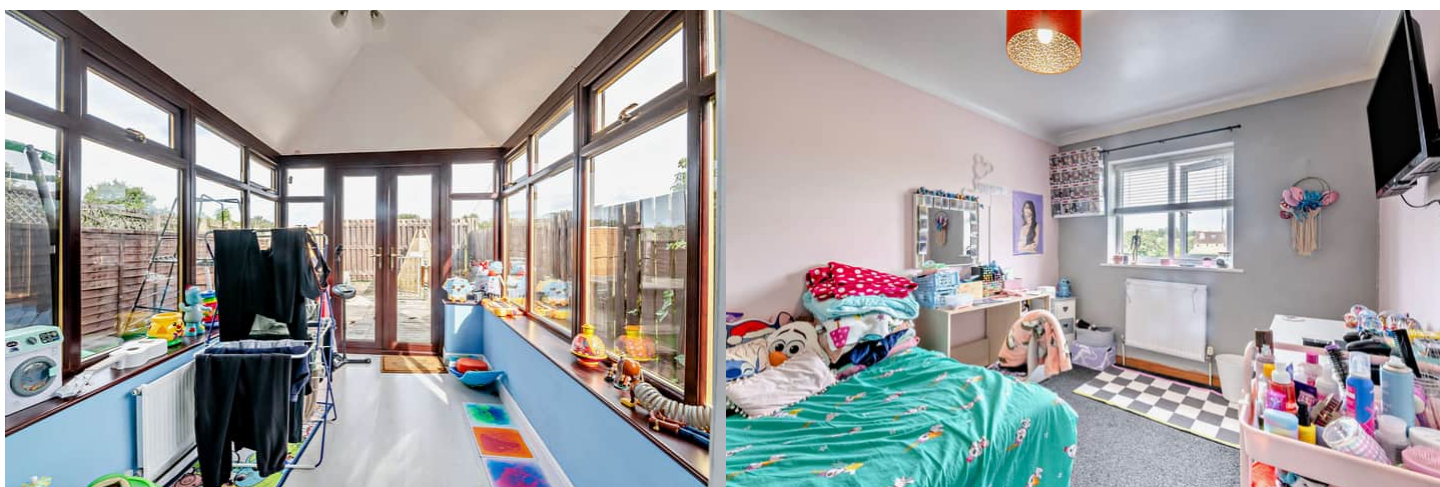
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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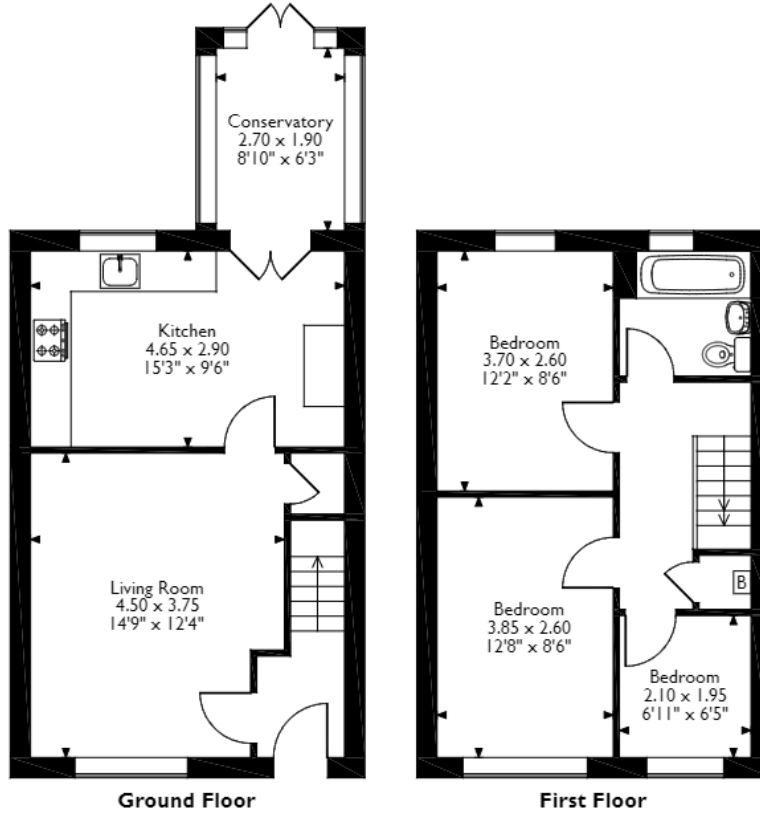
You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.



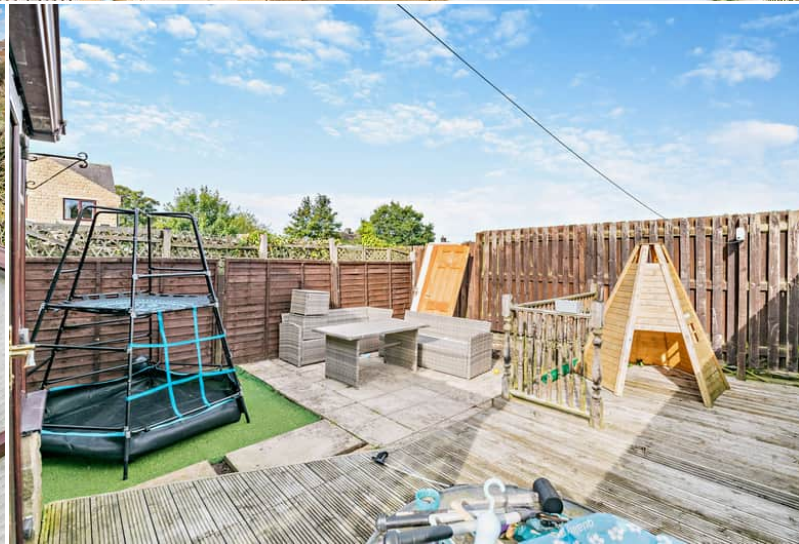
Outfield Close, Heckmondwike  
 Approximate Gross Internal Area  
 76 Sq M/818 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>59</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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