



## 85/85a Hollinbank Lane

Heckmondwike, WF16 9NW

**Offers in the Region of  
£90,000**

OF INTEREST TO CASH BUYERS/LANDLORDS. Holroyd Miller are pleased to offer for sale 85/85A Hollinbank Lane, Heckmondwike for sale jointly. The properties are two end stone fronted back to back terrace houses with living room/kitchen, bedroom and bathroom. Both are heated and uPVC double glazed and one is currently vacant whilst the other is currently tenanted under an Assured Shorthold Tenancy Agreement currently at a rental of £300.00 pcm. Viewing is strictly by appointment.

# 85/85a Hollinbank Lane

Heckmondwike, WF16 9NW



Residential

## 85 HOLLINBANK LANE

### ENTRANCE HALL DOOR TO LIVING ROOM/KITCHEN

15' 11" x 12' 10" (4.87m x 3.92m) uPVC door, stairs to first floor, door to Contemporary Living Zone of Kitchen, Lounge and Dining. With a range of wall and base units, sink, inset four ring electric hob with oven under, plumbing for automatic washing machine, instant hot water heater, store cupboard housing electric central heating wet boiler system.

### FIRST FLOOR LANDING

### BEDROOM

15' 11" x 9' 10" (4.87m x 3m)

### BATHROOM

5' 6" x 5' 10" (1.68m x 1.79m) Rectangular panelled bath, pedestal wash hand basin, low flush wc.

## 85A HOLLINBANK LANE

### LIVING ROOM/KITCHEN

15' 8" x 12' 10" (4.78m x 3.93m) Excluding recess by door to stairs, uPVC entrance door, radiator by base of stairs, radiator in room, wall and base units in a light maple effect with a marble effect roll top work surface and tiled splashback, inset four ring electric hob with stainless steel hood over and multi function electric oven under, inset stainless steel sink with mixer tap and drainer, space and plumbing for automatic washing machine, space for fridge freezer, uPVC window, laminate floor, door to under stairs store and door to first floor landing.

### FIRST FLOOR LANDING

Door to bedroom, door to bathroom.

### BEDROOM

15' 11" x 9' 8" (4.86m x 2.97m) Two radiators, uPVC window.

### BATHROOM

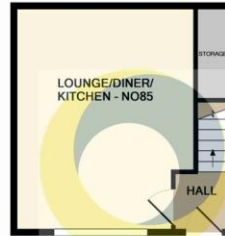
9' 0" x 5' 10" (2.76m x 1.78m) Max Including over bulkhead store cupboard housing electric central heating radiator system, white suite of rectangular panelled bath with thermostatic shower over, pedestal wash hand basin, low flush wc, tiled splashbacks, radiator.

### OUTSIDE

No. 85 has no garden and No. 85a has a low maintenance garden which is enclosed to the rear.

### PLEASE NOTE

Holroyd Miller act as joint agents with Michael Steel & Company, 4 Brown Lane West Leeds, LS12 6LT – 0113 2348999



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2016.

