1 BEDROOM FLAT

TO LET

Flat 9, Fairfield Parade, Heckmondwike, WF16 9NT

- 38.8 sq m
- UPVC double glazing
- Gas central heating
- Spacious lounge
- Close by to Go Local mini market

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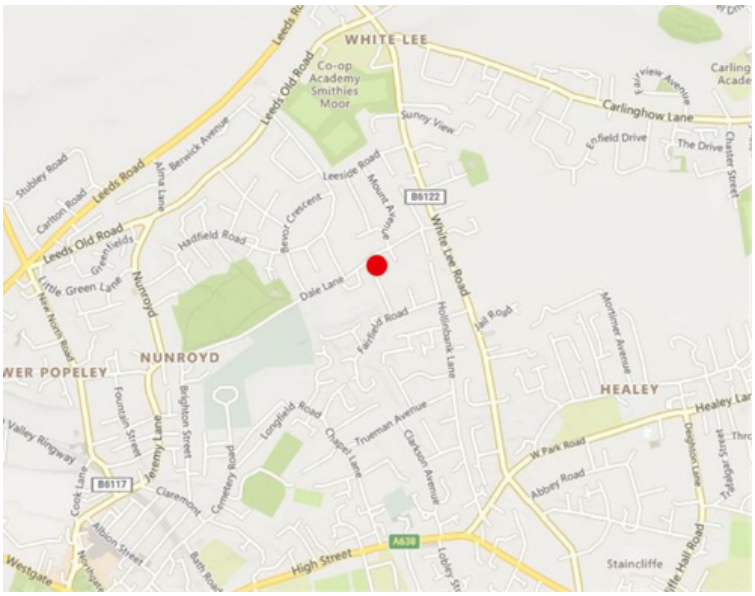
DESCRIPTION

This is a very well presented 1 bedroom flat which forms part of a parade of 4 retail units with separate flats above. That flat has been tasteful decorated throughout and benefits from double glazing and a gas central heating system.

LOCATION

The flat is located at first floor level above a parade of shops known as Fairfield Parade in Heckmondwike. Fairfield Parade is at the junction of Dale Street and Fairfield Avenue, opposite the Go Local mini market. Below the flats are Freddy's Express Pizza, Tony's Fish & Chips and Abby Jade hair salon.



ACCOMODATION

Lounge - 4.8m x 3.28m

The lounge is spacious and has excellent natural light. It is carpeted with a dark brown carpet and has painted magnolia walls, fitted curtains and blinds.

Bedroom - 3.66m x 3.48m

The bedroom also benefits from good natural light and is decorated in magnolia with a light coloured laminate wood floor, fitted curtains and spacious fitted wardrobes. A good quality bed is provided however this can be removed.

Kitchen - 2.06m x 2.9m

The kitchen is decorated in the same magnolia colour scheme with dark grey tiled flooring, fitted dark wood base, wall units and a gas cooker.

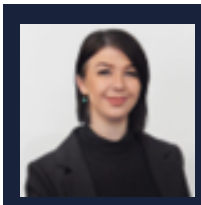
Bathroom - 2.26m x 1.93m

The bathroom comprises of a 3 piece suite with a shower over the bath. The walls are painted in magnolia with cream tiles around the bath and a geometric pattern vinyl floor covering.

SUMMARY

RENT	£550.00 per calender month
DEPOSIT	£634.00
COUNCIL TAX	Band A Kirklees
EPC	E-51
FURTHER INFORMATION	No smoking or vaping. Not suitable for pets.

VIEWINGS & FURTHER INFORMATION



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GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.
Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
These particulars were updated October 2026 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.