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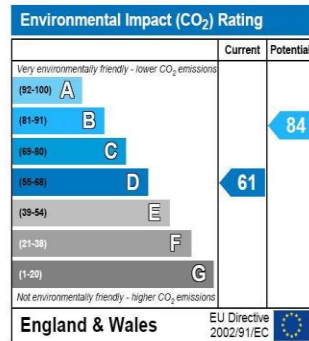
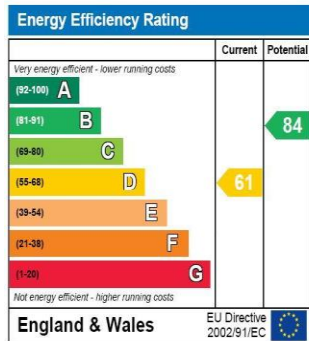
Charnwood Bank , White Lee Road. Batley , WF17 8PY

# Charnwood Bank , White Lee Road.Batley , WF17 8PY

Guide Price: £175,000- £180,000

GUIDE PRICE £175,000 - £180,000

Offered for sale is this three bedroomed detached house situated on this generous corner plot with gardens to three sides, en-suite facilities to the master bedroom and guest wc. It is conveniently located in a cul-de-sac off White Lee Road within approximately two miles of Batley Town Centre and gives easy access to the Hospital, neighbouring towns and the nearby motorway network. In our opinion, this property offers well proportioned living accommodation ideally suiting buyers looking to move into a chain free family home, early viewing is recommended to avoid disappointment.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters 32-34 Market Place, Dewsbury, West Yorkshire, WF13 1DL | 01924 663222  
dewsbury@hunters.com | www.hunters.com

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**ENTRANCE LOBBY**

Stairs providing access to first floor accommodation double glazed window and radiator.

**LOUNGE**

*5.64m (18' 6") x 3.71m (12' 2")*

Focal point gas fire surround with wall mounted gas fire with marble heart and back plate, laminate wood flooring and two radiators and double glazed window.

**DINING ROOM**

*3.56m (11' 8") x 3.71m (12' 2")*

French doors leading into conservatory. Laminate wood flooring and radiator, leading to

**INNER HALLWAY**

Providing access to kitchen and downstairs wc and fitted radiator and double glazed door to side access.

**KITCHEN**

*3.48m (11' 5") x 2.16m (7' 1")*

Fitted kitchen with a range of wall and base unit with complementary work surfaces incorporating stainless steel sink drainer with mixer tap, wall mounted cooker hood, plumbing for washing machine and space for cooker. two double glazed windows.

**DOWNSTAIRS WC**

Fitted with low level wc and double glazed window to the side

**LANDING**

Double glazed window to side, providing access to three bedrooms and family bathroom and useful storage cupboard.

**MASTER BEDROOM**

*3.89m (12' 9") x 2.74m (9' 0")*

Having a double glazed window to the rear, radiator, laminate flooring. Access to

**EN SUITE**

Fitted walk in shower cubicle with overhead electric shower, wash hand basin low level WC, radiator and complementary splashback tiling

**BEDROOM 2**

*3.54m (11' 7") x 2.74m (9' 0")*

Double glazed window and radiator

**BEDROOM 3**

*2.87m (9' 5") x 1.78m (5' 10")*

A single bedroom with double glazed window and radiator

**BATHROOM**

With three piece suite comprising of bath finished with mosaic tiling to one side, fitted shower screen and tap attached shower attachment, fitted wash hand basin and low level WC and double glazed window, radiator.

**GARDEN**

Situated on a enviable corner plot and benefiting from gardens to three sides with the front and side garden with enclosed rear garden with fencing for adequate privacy from the neighbouring properties with paved pathway and providing ample outdoor space for summer entertaining with family and friends.

**GARAGE**

Drive located to the rear of the property leading to the detached single garage

**VIEWING ARRANGEMENTS**

By Appointment With: Hunters

Tel: 01924 663222

**OPENING HOURS:**

Monday - Friday: 9.00am - 5.30pm

Saturday: 9.00am - 2.00pm

Sunday: Closed

**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges

for any switched off/disconnected or drained services or appliances - All measurements are approximate.

«Floorplan1»



