



## Croftlands

Hanging Heaton, Batley, WF17 6DG

Price £195,000



Ideal for the growing family is this chain free three bedroom semi detached family home, situated on Croftlands in the popular area of Hanging Heaton. Ideal for commuters, the property is handily located four miles from Junction 28 of the M62 Motorway Network. Move into this family home with minimal expense the property comprises: entrance hall, spacious lounge, good sized kitchen with integrated fridge and freezer, and further dining room. To the first floor, three bedrooms and modern walk in shower room. To the outside is off street parking to the front and driveway to the side. The rear has an enclosed rear garden with paved patio seating area and is mainly laid to lawn, providing a good degree of privacy. The property is well placed for access to Dewsbury and Batley town centres, all local amenities and schooling and those wishing to travel further afield to Wakefield, Leeds and beyond.



## ENTRANCE HALLWAY

A composite double glazed door leads into the entrance with fitted radiator and stairs to first floor and access to lounge and kitchen, with useful under stairs storage.

## LOUNGE 13'3" x 10'7" (4.04m x 3.24m )

A lovely family room with plenty of natural light from the large double glazed window and a focal point stone fire surround with inset gas fire with living flame, with fitted radiator.

## KITCHEN 10'2" x 7'6" (3.10m x 2.30m)

A fitted kitchen diner with a range of fitted wall and base units with complementary work tops with tiled splash back and a sink with mixer tap and drainer. Integral four ring electric hob with electric oven with concealed extractor above and further fitted undercounter fridge and freezer, plumbing for an automatic washing machine and dishwasher. A double glazed window and double glazed composite door to rear.

## DINING ROOM 10'2" x 8'7" (3.10m x 2.62m )

A good sized dining room with fitted radiator and double glazed patio doors leading to the rear garden.

## LANDING

Providing access to three bedrooms and family shower room, access to fully boarded loft with drop down ladder, double glazed window to the side.

## BEDROOM 1 13'11" x 9'7" (4.25m x 2.94m )

A double bedroom with large bay window for ample natural light and fitted radiator.

## BEDROOM 2 10'6" x 9'8" (3.22m x 2.95m )

Another double bedroom with double glazed window and radiator.

## BEDROOM 3 7'2" x 6'5" (2.20m x 1.97m)

A good sized single bedroom with double glazed window and radiator.

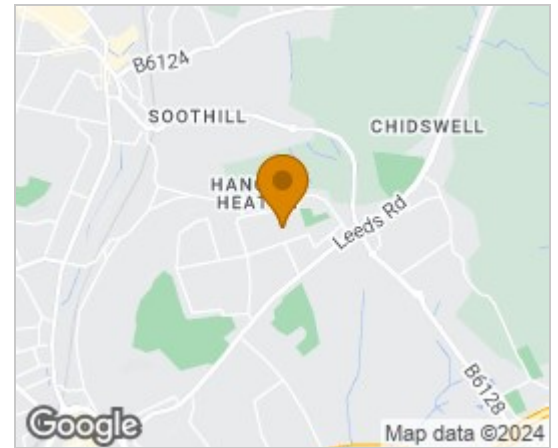
## SHOWER ROOM

This modern shower room has a walk in large shower with fitted mixer shower over with brick styled ceramic tiling and wash hand basin and fitted low level WC and heated towel radiator.

## OUTSIDE

The front of the property has a low maintenance garden to the front with tarmac drive to the front and side. The rear garden is mainly laid to lawn with patio seating area to rest and relaxation or ideal for those who like to entertain and enjoy summer BBQ'S with family and friends.

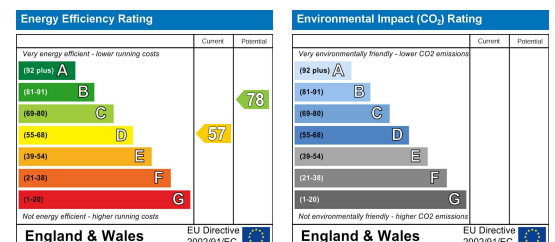
## Area Map



## Floor Plans



## Energy Efficiency Graph



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. **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.