



Kinnaird Close

Soothill, Batley, WF17 6HL

Offers Over £250,000



Hunters are delighted to bring to the market this CHAIN FREE three bedroom semi-detached family home in a cul-de-sac location in a popular residential area of Soothill, an excellent opportunity to purchase this family home with one of the largest plots on the cul de sac and being impeccably maintained landscaped garden which offers huge potential to extended this family home into a formidable family residence, without compromising on the outdoor space. The property consists of entrance hallway, stairs to the first floor and access into the front reception room with double doors to access the truly spacious and extended family living room allowing access into the kitchen. This single storey extension has sliding patio doors opening directly onto the rear patio area, perfect for summer BBQ's when you have family and friends over. To the first floor there are two double bedrooms and a good sized single and house bathroom and separate WC. The property has a pleasant front garden with seasonal plants, however it's the extensive rear garden which sets this property apart from neighbouring properties and beautifully landscaped gardens with excellent privacy and not being overlooked with mature trees and mixture of seasonal and summer plants and has a generous patio seating areas. Soothill is a popular district of Batley, which has a wide range of local shops, restaurants and local amenities. Batley also has its own bus and train station with regular services to Leeds, Manchester and other major cities. Birstall Retail Park and the M62 motorway connecting Leeds and Manchester is approximately 4 miles away.



ENTRANCE

Through double glazed door into the well presented hallway with stairs leading to first floor fitted radiator.

LOUNGE 13'10" x 10'9" (4.22m x 3.30m)

Currently used as a dining room but can easily be used as a formal reception room, double glazed window with fitted blinds and coving to ceiling and double doors.

LIVING ROOM/FAMILY ROOM 20'8"x 10'11" (6.31mx 3.35m)

An extended family room with focal point fireplace with electric fireplace, with radiators and double glazed windows and patio doors with fitted blinds allowing plenty of natural light.

KITCHEN 10'5" x 9'9" (3.18m x 2.98m)

A good sized kitchen with ample fitted wall and base units for storage with complimentary work surfaces, sink bowl with drainer with splash back tiling with four ring gas hob with extractor over and fitted electric oven and integrated fitted fridge and freezer, plumbing for washing machine with fitted radiator and wall mounted concealed house boiler, having a useful storage cupboard, double glazed door and window.

LANDING

Double glazed window to side and access to three bedrooms and bathroom and separate WC with loft hatch to ceiling (not inspected)

BEDROOM 1 11'10" x 10'10" (3.62m x 3.32m)

A double bedroom with fitted sliding wardrobes with double glazed window with fitted blinds and radiator. (Measurement into wardrobes)

BEDROOM 2 13'6" x 9'10" (4.14m x 3.00m)

A double bedroom with double glazed window and radiator and fitted storage cupboard

BEDROOM 3 8'8" x 7'6" (2.65m x 2.30m)

Double glazed window with fitted blinds and radiator with fitted storage above the bulk head.

BATHROOM

Fitted two piece bathroom suite comprising of panelled bath with fitted shower screen with mixer taps and wall mounted electric shower over, with fitted corner sink, large tiled ceramic walls and fitted radiator with frosted double glazed window

SEPARATE WC

Fitted low level WC and double glazed window

GARDENS

The property has a pleasant front garden with seasonal plants, however its the extensive rear garden which sets this property apart from neighbouring properties and beautifully landscaped gardens with excellent privacy and not being overlooked with mature trees and mixture of seasonal and summer plants and has a generous patio seating area. The outside area would appeal to those buyers wanting a private garden but require somewhere where they can have the possibility to extend to make a formidable family home without compromising on garden space (Subject to planning). If you have a family and need outside space for the young children to roam free and burn off all their energy or you may have a large extended family and love hosting then this is quite simply all the outdoor space you would need and more. The property also benefits from fencing which provides a good degree of privacy from surrounding property.

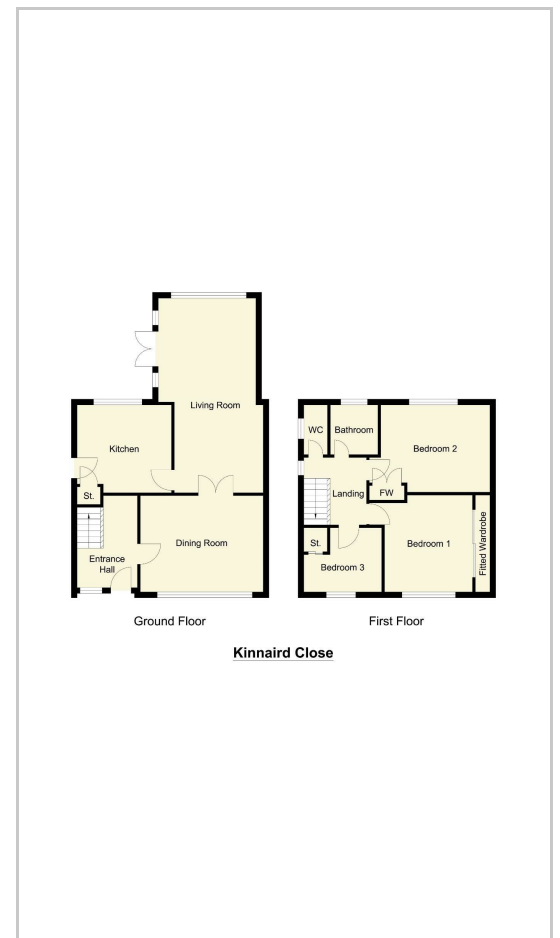
GARAGE

A well proportioned driveway to the side for off road parking for two cars leading to the detached single garage with up and over door, the garage benefits has has power and light

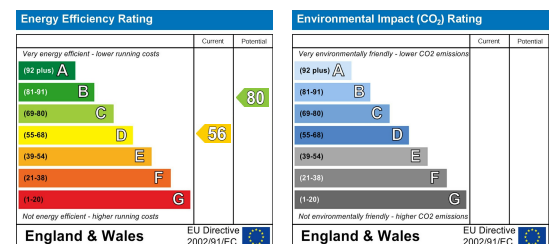
Area Map



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.

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