

HUNTERS®

HERE TO GET *you* THERE



Bromley Street

Batley, WF17 6LD

Offers In The Region Of £189,950



Rarely does a property of this high standard, with quality fixtures and fittings, come onto the open market. This stunning four-bedroom semi-detached property will surely attract the attention of any buyers looking to purchase a home in WF17 that has the feel of a show home, typically found in modern new developments. This family home has undergone a complete transformation, featuring a stunning open-plan dining kitchen with integrated Lamona appliances, including a fitted oven and microwave, fridge freezer, dishwasher, and five-ring gas hob with a modern steel extractor hood. There is a spacious family lounge with a focal point fireplace with exposed brickwork, leading to three bedrooms and a contemporary family bathroom. The second-floor master bedroom is complete with an en-suite. The property is conveniently located near shops, schools, and Batley train station, all within walking distance. Externally, there is a large and private rear garden, mainly lawned with raised timber fencing. Early viewing is highly recommended.



ENTRANCE

Through newly fitted composite front door.

LOUNGE

A good sized family reception room with open fireplace with exposed brick work with high ceilings with exposed wood flooring, with radiator and double glazed window and composite door to rear garden.

OPEN PLAN DINING KITCHEN

A superb contemporary fitted kitchen installed to make use of this large dining kitchen in the best practical way for a growing family. The kitchen has a ample range of wall and floor mounted storage units, with contrasting worktop surfaces with inset five ring gas hob with and fitted overhead steel extractor. Inset sink with modern mixer taps, integrated fridge freezer, dishwasher and concealed house boiler with further brand new free standing washing machine. The room has plenty of natural light from the fitted large double glazed windows which benefits from fitted blinds. Door to lower level.

LOWER LEVEL ACCESS

A fully converted basement with the opportunity to be used for a multiple of uses like a additional lounge or games room or gym and is fitted with laminate flooring with large double glazed window and ceiling spot lights and fitted radiator and newly installed electrical consumer unit (2024).

LANDING

Fitted with new carpets and access to three house bedrooms and family bathroom, with fitted radiator and stair case to second floor.

BEDROOM 1

Fitted with new solid oak door with newly fitted carpets and radiator and double glazed window with fitted blinds.

BEDROOM 2

Fitted with new solid oak door with newly fitted carpets and radiator and double glazed window with fitted blinds.

BEDROOM 3

Fitted with new solid oak door with newly fitted carpets and radiator and double glazed window with fitted blinds.

FAMILY BATHROOM

Fitted with a three piece bathroom comprising of P shaped bath with fitted mixer shower and shower screen, low level WC wash hand basin with mixer tap. Chrome heated towel rail, part tiled ceramic walls with vinyl flooring, double glazed frosted window.

LANDING

Newly fitted carpets and staircase with oak handrail with glass banister.

MASTER BEDROOM

Fitted with new solid oak door with newly fitted carpets and radiator and double glazed skylight windows. Leading to:

EN SUITE

Fitted with a modern three piece suite comprising of a bath with part ceramic tiled walls with low level W.C. with concealed cistern, pedestal wash hand basin with extractor fan and skylight window and chrome heated towel rail.

GARDENS

Enclosed and private rear garden with raised fencing for added privacy with patio seating area with pleasant views across Batley town centre.

PARKING

Having on street parking to the front.

LEASEHOLD INFORMATION

TERM 999 FROM 25 DECEMBER 1900

TERM REMAINING 875 YEARS

ANNUAL GROUND RENT £1.50

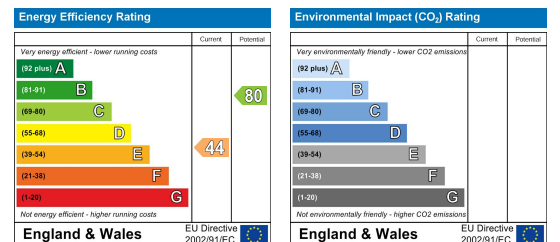
Area Map



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.