

HUNTERS[®]

HERE TO GET *you* THERE



Transvaal Terrace

Batley, WF17 0AA

Offers In The Region Of £275,000



SHOW HOME NOW AVAILABLE TO VIEW !!!!

Hunters are pleased to bring to the market the NEW Nightingale Development of eight houses which are located in a popular area of Batley immediately adjacent to the Grammar School. Batley is a market town in West Yorkshire, located to the south of Leeds and close to the towns of Dewsbury, Mirfield, Heckmondwike and Liversedge. It's a popular commuter town due to being so close to Leeds, Bradford, Huddersfield and Wakefield. There are great transport links here as Batley is close to the M1 and M62 for easy access to both Leeds and Manchester. A short drive away there is White Rose Shopping Centre which is home to the major High Street Brands. Redbrick Mill is also nearby and it's one of the leading destinations in the north for interiors, with leading names such as Made, BoConcept, Heal's and Natuzzi. There are some quirky gift shops, independent art galleries and diverse cultured cafes to relax in there too.



Entrance
Entrance Hall

Lounge 984'3" x 1640'5" (300 x 500)
Lounge

Dining Kitchen 984'3" x 1627'4" (300 x 496)
Fitted quality range 18mm carcass kitchen units and 40mm work tops and upstands with handleless doors (choice of colours available) • Stainless steel sink and drainer with lamona mixer tap Stainless steel lamona 4 burner gas hob, fan assisted oven & extractor hood (optional upgrade available) Integrated lamona frost free fridge/freezer space (optional upgrade available) • Integrated dishwasher (available as optional upgrade) • All kitchen appliances come with 3 year warranty

Cloakroom 295'3" x 574'2" (90 x 175)
White k-vit sanitary ware complemented by chrome fittings and Scudo taps (optional upgrade available) • Half/full tiling available as optional upgrade

Landing
Landing

Bedroom 1453'5" x 984'3" (443 x 300)
Sharps fitted wardrobes upgrade available

Bedroom 984'3" x 1158'2" (300 x 353)
Sharps fitted wardrobes upgrade available

Bedroom/study 623'4" x 885'10" (190 x 270)
Sharps fitted wardrobes upgrade available

Bathroom 577'5" x 623'4" (176 x 190)
White k-vit sanitary ware complemented by chrome fittings and scude taps (optional upgrades available) Half tiling to all walls using contemporary porcelain tiles Full tiling to bath using contemporary porcelain tiles • K-vit chrome thermostatic shower fitting

Landing.
Landing

MASTER BEDROOM 1328'9" x 1207'4" (405 x 368)
Sharps fitted wardrobes upgrade available

En-Suite 390'5" x 623'4" (119 x 190)
White k-vit sanitary ware complemented by chrome fittings and scudo taps (optional upgrades available) Full tiling to shower area and half tiling to all other walls using porcelain tiles (where applicable) Shower enclosure with glazed door and chrome trim (where applicable) K-vit chrome thermostatic shower fitting (optional upgrades available)

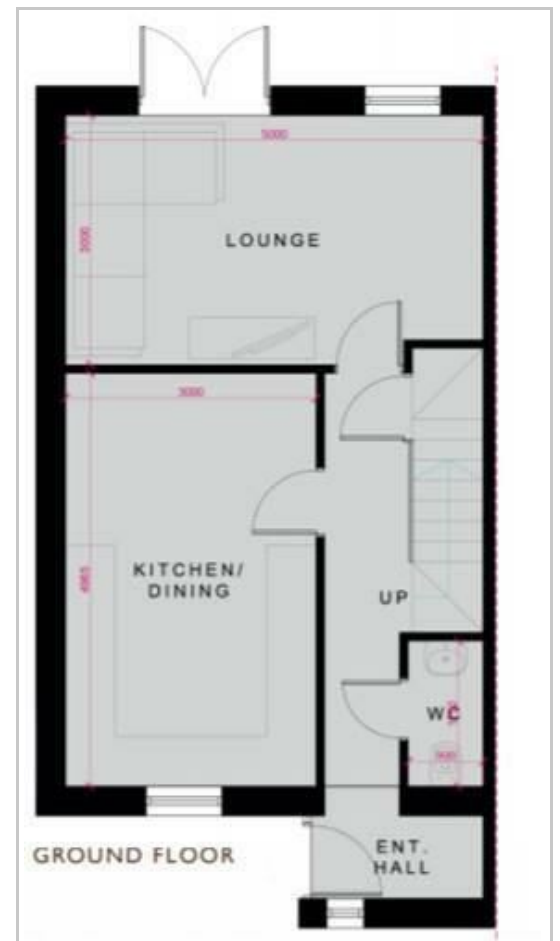
Outdoor Space

Planting scheme design by Landscape Architect Paving flags to be laid to rear gardens Block paving to front driveways 1.8m Boundary fencing to rear of property Trees and shrubs planted to approved design Electric car charging points to approved design

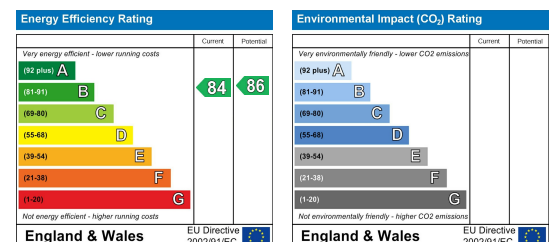
Area Map



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.