

HUNTERS[®]

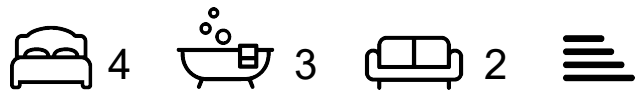
HERE TO GET *you* THERE



Westway

Batley, WF17 6DF

Offers In Excess Of £265,000



Situated in the popular location of Hanging Heaton is this family home which has been extended by the current owners over the years and offers a growing family the chance to move into a large residence without the rising building costs and renovation stresses associated with extending a home. The property features a separate lounge and sitting room that opens onto the extended open-plan dining kitchen, with a conservatory to the rear. The first floor has four good-sized bedrooms including a en-suite to the master bedroom and further family bathroom. Externally, there are attractive gardens to the front and a rear patio seating area with a private and enclosed rear garden. A driveway provides off-street parking.

The property is well-placed near local amenities, including shops and schools. Local bus routes are nearby, and there is good access to the motorway network for travel to Leeds, Manchester, and beyond. With no onward chain, this property is sure to interest first-time buyers and growing families looking for a spacious home in WF12. Early viewing is recommended to avoid disappointment.



ENTRANCE

Through the composite double-glazed door, you will find stairs leading to the first floor and access to the living room and downstairs shower room.

LIVING ROOM 14'11" x 11'8" (4.55m x 3.57m)

The living room features a fireplace with an inset gas coal fire with a living flame, a double-glazed bay window with a fitted radiator and a door leading to the next room.

DINING KITCHEN 18'0" x 9'0" (5.50m x 2.75m)

The kitchen is spacious and equipped with a range of modern wall and base units, matching worktop surfaces, and an incorporated half sink. It has space for a range cooker, and pipework for washing machine and dishwasher with a double-glazed window to the rear, and a double-glazed door with useful storage. The dining room offers ample space for a large table and chairs and features a double-glazed window.

FAMILY ROOM/SNUG 18'0" x 7'7" (5.50m x 2.32m)

Another reception area provides extra living space for families, featuring fitted patio doors that open to the rear garden. This room also has a door leading to the downstairs shower room.

DOWNSTAIRS WC

The downstairs shower room is fitted with a walk-in shower cubicle with a mixer shower and overhead shower attachment, a low-level WC, and a fitted hand wash basin with a vanity unit. It also features a frosted double-glazed window and a wall-mounted heated towel radiator.

LANDING

The first floor allows access to four bedrooms and the family bathroom.

BEDROOM 1 17'0" x 7'7" (5.19m x 2.33m)

A generously sized bedroom spans the full length of the house and features double-glazed window and fitted radiator with door leading to the next room.

EN SUITE

The en-suite bathroom is fitted with a corner shower enclosure with an overhead shower, a low-level WC, and a wall-mounted hand wash basin with a vanity storage unit. It also features a double-glazed frosted window and a radiator.

BEDROOM 2 10'7" x 9'0" (3.25m x 2.76m)

A double bedroom with fitted storage on one side, a double-glazed window and a radiator.

BEDROOM 3 10'4" x 9'7" (3.17m x 2.94m)

Another double bedroom featuring a fitted radiator and a double-glazed window.

BEDROOM 4 7'6" x 6'11" (2.29m x 2.12m)

A single bedroom with a fitted radiator and a double-glazed window.

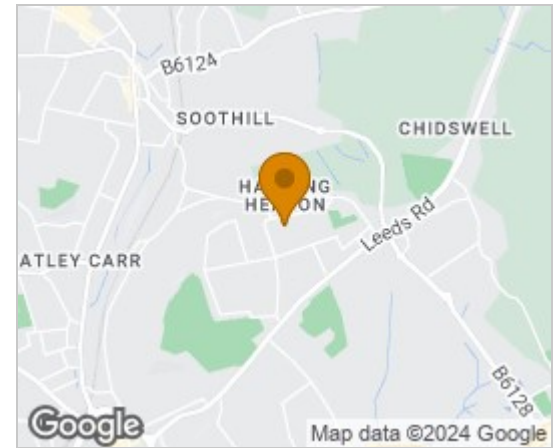
FAMILY BATHROOM

A lovely family bathroom features a four-piece suite, including a panelled bath, a corner walk-in shower cubicle with a fitted mixer shower, a vanity hand wash basin, and a low-level WC with a concealed cistern. The bathroom has fully tiled walls and floor with ceramic tiles, and is equipped with fitted spotlights.

GARDENS

The property features a front driveway providing off-street parking and a garden. The enclosed and private rear garden includes a patio seating area.

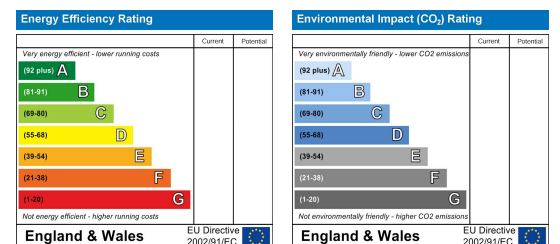
Area Map



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.

32-34 Market Place, Dewsbury, West Yorkshire, WF13 1DL

Tel: 01924 663222 Email: dewsbury@hunters.com <https://www.hunters.com>