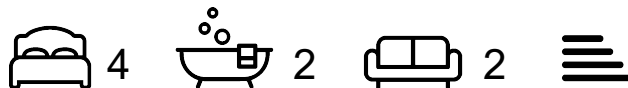




## Dark Lane

Batley, WF17 7PP

Offers Over £250,000



Offered for sale is this impressive family home which has been extended to make a formidable family home. Situated in an ever popular location of Batley, the property boasts four bedrooms and two reception rooms and two bathrooms, making it an ideal home for a growing family home. The property consists of entrance hallway, lounge, further sitting room and modern fitted kitchen, downstairs wet room including WC. To the first floor are four good bedrooms and bathroom. There is a side shared drive leading to a low maintenance rear yard, with a detached garage. It is ideally placed for access to both Batley and Dewsbury Town Centres, Dewsbury & District Hospital and local amenities and excellent links to the M1 (J40) and M62 (J28) motorway networks. Early viewing is strongly encouraged to appreciate the size of accommodation on offer.





## ENTRANCE

Entrance through double glazed entrance door, fitted radiator and stairs to the first floor.

## LOUNGE 11'4" x 15'11" (3.46m x 4.86m)

Large family reception room with fitted air condition unit, modern fitted coving with led backlight, double glazed window and central heating radiator.

## SITTING ROOM 14'6" x 9'8" (4.42m x 2.97m)

Another good sized reception room with fitted double glazed window and radiator and useful understairs storage, double doors leading to

## KITCHEN 10'7" x 11'8" (3.25m x 3.56m)

The kitchen is fitted with a range of modern base and pan drawers and eye-level units, tiled splashbacks. It includes an fitted five ring hob with an extractor above with further fitted electric oven and microwave and having contrasting worktops with inset sink with mixer taps with double glazed windows allowing plenty of natural lighting.

## INNER HALL

Having access to the downstairs shower room and fitted hand wash basin and external double glazed door to the side,

## WET ROOM

Walk in wet room with fitted shower over and low level fitted WC

## LANDING

Access to four bedrooms and family bathroom and access to loft ( not inspected) The landing has fitted storage which accomodates plumbing for a washing machine and dryer.

## BEDROOM 1 8'0" x 11'2" (2.44m x 3.42m)

Double bedroom with radiator and double glazed window

## BEDROOM 2 8'0" x 13'0" (2.45m x 3.98m)

Double bedroom with fitted wardrobes, radiator and sky light window

## BEDROOM 3 8'0" x 13'0" (2.45m x 3.98m)

Double bedroom with fitted radiator and double glazed window

## BEDROOM 4 5'9" x 7'2" (1.77m x 2.20m)

A single bedroom with fitted radiator and double glazed window

## FAMILY BATHROOM

Fitted with a P shaped bath with juquzzi option and benefitting from a wall mounted shower tower panel with whirlpool function and overhead rain shower, wash hand basin and low level WC with chrome heated lowel rail and double glazed frosted window and cladded walls with ceilign spot lights.

## OUTSIDE

The property benenfits from a good sized garden to the front and having a rear yard providing secure off street parking

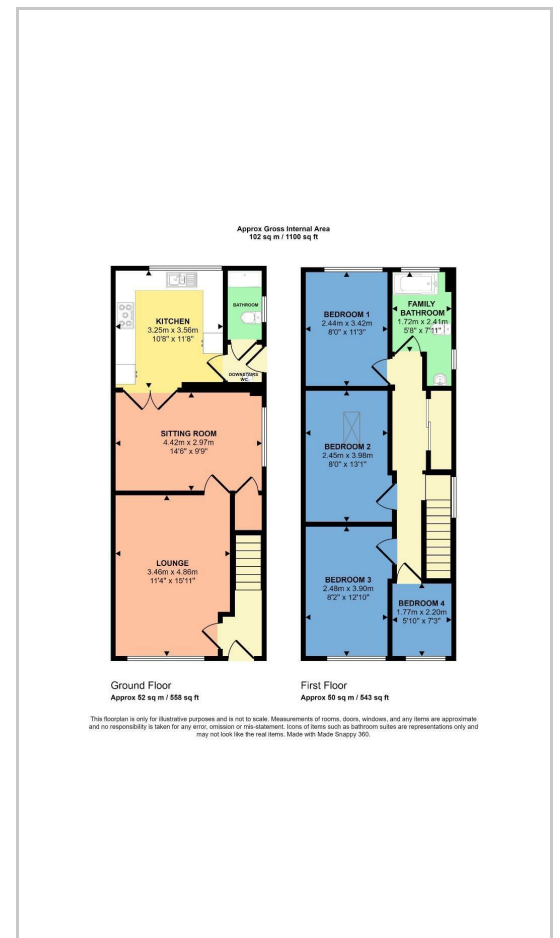
## GARAGE

Having a large detached garage with an up and over door and provides further secure parkiing or useful storage.

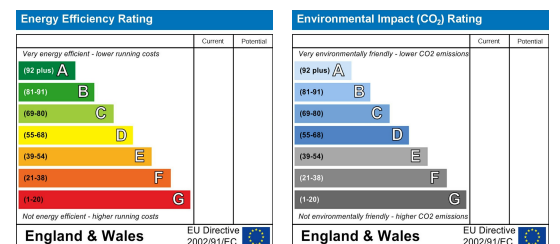
## Area Map



## 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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