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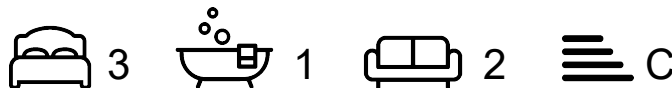
HERE TO GET *you* THERE



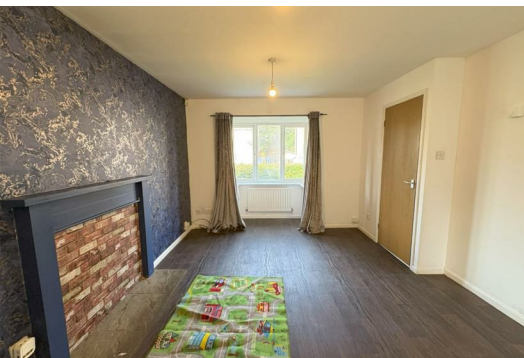
Lansdowne Close

Batley, WF17 0EZ

Offers Over £169,950



Offered for sale with no chain is this three bedroom semi detached property family home in need of complete refurbishment. Offering versatile and flexible living accommodation, the property consists of an entrance lobby leading to lounge and dining room and kitchen and three first floor bedrooms and family bathroom. This property would be of interest to investors/developers looking to renovate this property to suit their own taste and budget for a new kitchen and bathroom, carpets and decorating. The property benefits from double glazing, gas central heating system and gardens to the front and back with driveway and detached garage to the rear. The rear garden has a patio area, lawn, ideal for outdoor furniture and fenced boundaries create privacy and security. Batley town centre offers a wide range of shops, restaurants, and local amenities, it 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 2 miles away.



ENTRANCE

Exterior door leading in to the lobby, stairs leading to first floor.
Door leading in to Lounge, radiator.

LOUNGE 14'4" x 11'5" (4.38m x 3.50m)

A good sized family room with focal point fire surround with two radiators and double glazed window and arch way leading into

DINING ROOM 10'2" x 7'9" (3.11m x 2.37m)

Ideal dinign room with fitted radiator and external door to rear garden.

KITCHEN 9'11" x 6'8" (3.03m x 2.04m)

A range of wall and base units with working surfaces and inset sink with mixer tap. Electric oven, gas hob and stainless steel splash back and extractor hood. Plumbing for an automatic washer. Plumbing for a dish washer. Window overlooking rear garden. Radiator. Complementary tiling to walls and fitted house boiler.

LANDING

Access to three bedrooms and house bathroom, loft opening (Not Inspected)

BEDROOM 1 12'7" x 8'5" (3.84m x 2.57m)

Double glazed window and radiator

BEDROOM 2 10'0" x 7'0" (3.06m x 2.14m)

Double glazed window and radiator

BEDROOM 3 7'6" x 7'5" (2.29m x 2.27m)

Double glazed window and radiator

BATHROOM

Three piece suite comprising: Panelled bath with fitted shower screen and fiteed shower over, low flush w.c. and wash hand basin. Complementary tiling to walls. Inset ceiling spotlights. radiator and frosted double glazed window and wall mounted extractor fan.

OUTSIDE

Having a pleasant front garden with rear garden with a patio seating area ideal for outdoor furniture and the fenced boundaries create privacy and security

GARAGE

Driveway located at the rear of the property. Access to garage can be also gained through a door in the rear garden.

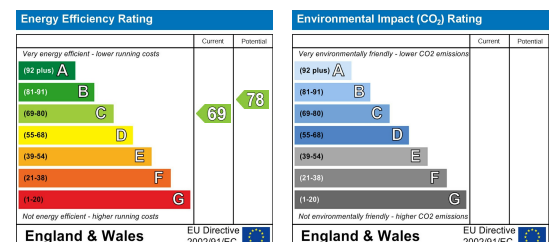
Area Map



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>