

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Stockwell Drive

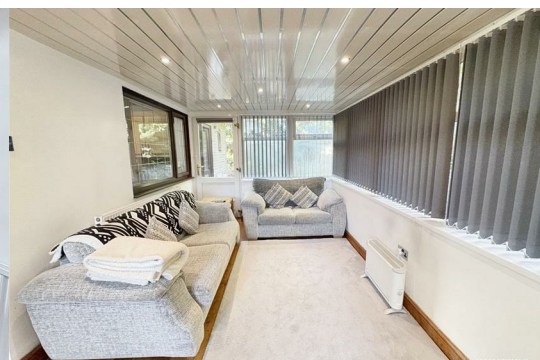
Batley, WF17 5PA

Guide Price £280,000



GUIDE PRICE £280,000 - £300,000

A stunning property which resides in a much sought after area of Batley, This detached three bedroom family home briefly comprises; entrance hall, lounge, kitchen with further open plan dining area, and family sun room, three bedrooms with four piece house family bathroom. The property benefits gas central heating and double glazing throughout. The house also has gardens to front side and rear, and driveway leading to the integral garage. This property is superbly presented offering tasteful decor and good living space. Close to local amenities and has good commuter access to Batley, Dewsbury, Leeds and neighbouring towns and cities.





ENTRANCE

Access through double glazed front door, with fitted laminate flooring and useful understairs storage area.

LOUNGE 11'4" x 13'1" (3.46m x 4.00m)

Spacious family lounge room with focal point modern wood fire surround, gas fire, and coving to ceiling and fitted radiator and double glazed window.

DINING ROOM 10'2" x 11'0" (3.10m x 3.36m)

Access from both kitchen and also double doors from lounge. Laminate flooring, and Double glazed patio doors provide access to sun room

SUN ROOM/FAMILY ROOM 17'6" x 8'11" (5.35m x 2.72m)

Fitted with double glazed windows to three sides, doors lead into the rear garden from both sides.

KITCHEN 8'11" x 12'6" (2.73m x 3.83m )

With a range of modern base and wall units incorporating glazed display unit. Granite work surfaces. Integrated fridge and freezer, six ring gas range.

UTILITY ROOM 8'11" x 4'4" (2.72m x 1.34m )

With plumbing for automatic washing machine. Door provides access to garden to rear and separate door provides access to garage.

DOWNSTAIRS WC

Low flush WC, wash hand basin, fully tiled walls.

LANDING

Access to three bedrooms and family bathroom

BEDROOM 1 13'11" x 9'3" (4.25m x 2.84m)

A double bedroom with fitted sliding wardrobes and double glazed window and fitted radiator.

BEDROOM 2 7'11" x 9'9" (2.42m x 2.98m)

Double glazed window and fitted radiator fitted wardrobes

BEDROOM 3 9'9" x 6'5" (2.99m x 1.98m)

Another bedroom with fitted wardrobes and double glazed window and radiator.

HOUSE BATHROOM

Modern tiling to walls, four piece suite comprising bath, separate shower, vanity wash hand basin, low flush WC.

GARDEN

There is a lawned garden to front, blocked paved drive provides off road parking and leads to the integral house garage. To the rear of the property is an enclosed garden with a selection of mature trees giving a high degree of privacy from neighbouring properties.

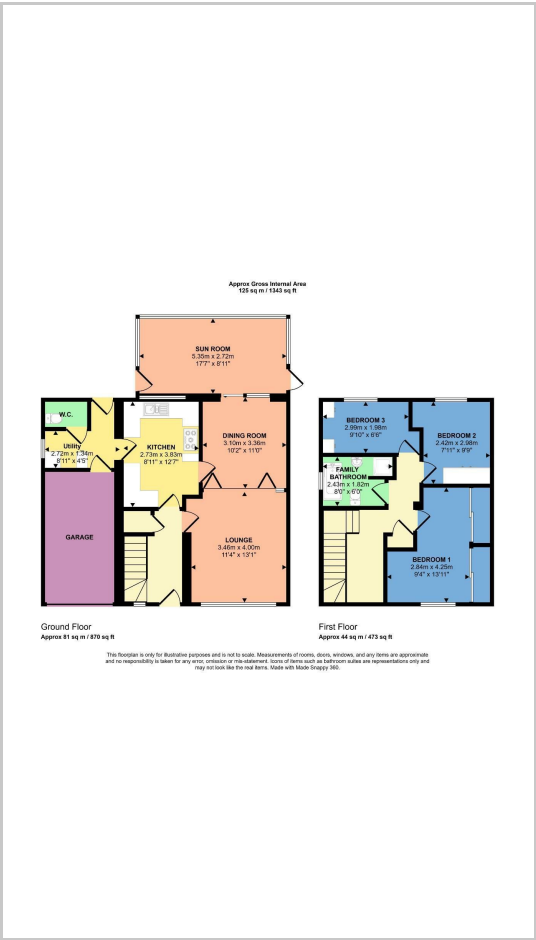
INTEGRAL HOUSE GARAGE

Fitted with up and over door and has ample space for storage, , the garage can also be accessed from insode the property from the utility room

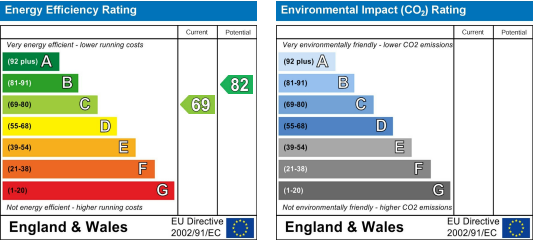
Area Map



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.