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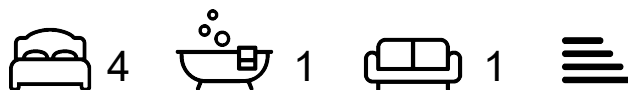
HERE TO GET *you* THERE



Trenton Road

Batley, WF17 6DQ

Offers Over £250,000



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 hallway with separate lounge and further office/snug room and then the extended open-plan dining kitchen, with further utility room and downstairs wc. The first floor has four good-sized bedrooms and family bathroom. Externally there is driveway for off-street parking to the front with a private and enclosed low maintenance rear garden. 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.

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HALLWAY

Through composite double glazed door into hallway with fitted laminate flooring and radiator, doors to lounge and dining kitchen and office/snug room. Having useful understairs storage and stairs to access to first floor.

LOUNGE 12'0" x 13'10" (3.67m x 4.23m)

Spacious family room with large bay window allowing ample natural light, with coving to ceiling and feature fireplace with electric fireplace

OFFICE/SNUG ROOM 5'3" x 11'11" (1.61m x 3.64m)

Useful room for those working who work from home and need space away from the main family residence, with fitted radiator and double glazed window.

OPEN PLAN DINING KITCHEN 25'7" x 18'4" (7.81m x 5.61m)

A superb and spacious dining kitchen having a fitted kitchen installed to make use of this large dining kitchen in the best practical way for a growing family. The focal point of this kitchen is the centre island which has fitted contrasting wooden worktop surfaces and further fitted drawers and wine rack. The kitchen has a considerable range of wall and pan and floor mounted storage units, with contrasting worktop surfaces with inset fitted large belfast sink with modern mixer taps, integrated fitted dishwasher and space for rangemaster cooker and fitted overhead extractor fan and space for double american style fridge freezer. The room has plenty of natural light from the two sky light windows as well as the fitted double glazed windows and french patio doors which lead onto the enclosed rear garden, also fitted with floor to wall storage wardrobes to both sides of the room. The flooring is fully tiled and has the added benefit of underfloor heating throughout.

UTILITY ROOM 5'2" x 6'5" (1.60m x 1.98m)

A useful room to keep all the white goods like washing machine and dryer and further domestic appliances/storage, with a double glazed window and tiled flooring.

DOWNSTAIRS WC

Having a low level WC and hand wash basin and fitted radiator and wall mounted house boiler, with further double glazed frosted window and radiator and tiled flooring.

LANDING

Access to four bedrooms and family bathroom with further loft access, note the loft has planning approved for proposed loft conversion with rear dormer - 2023/62/91536/E

BEDROOM 1 11'1" x 11'10" (3.38m x 3.63m)

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

BEDROOM 2 11'10" x 10'11" (3.63m x 3.33m)

A double bedroom with fitted radiator and double glazed window

BEDROOM 3 13'1" x 6'8" (3.99m x 2.04m)

A double bedroom with fitted radiator and double glazed window

BEDROOM 4 12'2" x 6'8" (3.73m x 2.05m)

A good sized bedroom with fitted radiator and double glazed window

BATHROOM

The house bathroom is fitted with a modern bathroom suite in white comprising of bath, with wall mounted mixer shower and fitted shower screen and having part tiled ceramic walls with fitted WC and vanity hand wash basin and wall mounted chrome towel radiator with frosted double glazed window.

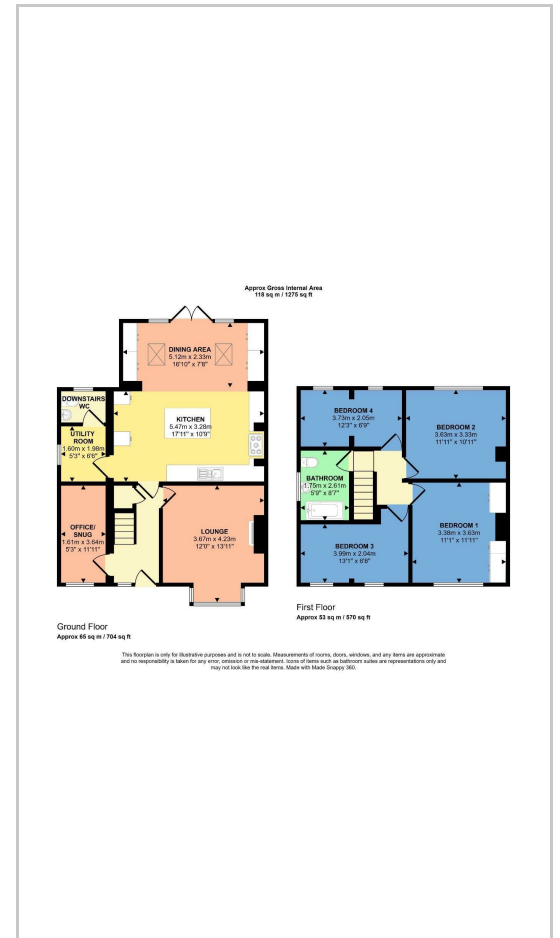
OUTSIDE

The property features a front driveway with brick paving and providing off-street parking and has an EV charging point. The rear garden is fully paved with grey porcelain tiles throughout with centre artificial lawn feature.

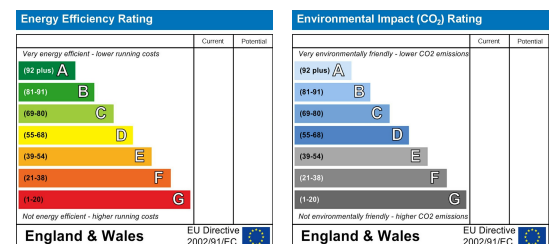
Area Map



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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