

HUNTERS®

HERE TO GET *you* THERE



Glen Avenue

Batley, WF17 0ET

Offers In Excess Of £200,000



Hunters are pleased to offer for sale this semi-detached property situated in this most popular residential location of Batley. Conveniently situated within easy reach of Bradford, Wakefield, Leeds, and other major surrounding towns within West Yorkshire and the motorway network. Benefiting from double-glazing, gas central heating, and security alarm system. The property briefly comprises: Entrance hall, open plan lounge/dining room and further kitchen, three bedrooms and bathroom and separate WC. There is a paved driveway offering private parking which leads to a detached single garage. To the front is a lawned garden with enclosed rear garden with decked seating area. Property is being sold with no onward chain.



HALLWAY

Through double glazed door into a spacious and large hallway, with fitted radiator and steps to the first floor with alarm base unit and fitted sensor.

OPEN PLAN LOUNGE AND DINING ROOM 20'7" x 24'11" (6.29m x 7.60m)

The lounge has stone fireplace with wall mounted gas fire and large double glazed window for plenty of natural light with further fitted wall lights and coving to ceiling, the dining room has an additional fitted radiator and double glazed patio sliding door leading to the rear garden.

KITCHEN 9'10" x 9'3" (3.02m x 2.84m)

Fitted with a good selection of base and wall units with sink with contrasting worktops, and space for cooker and plumbed for washing machine with further under counter space for fridge/freezer and being fully tiled with double glazed window and door with under stairs storage. (Note due to the age of the boiler it is currently capped off and condemned and will not be replaced)

LANDING

Access to three bedrooms and family bathroom and separate wc and loft access with drop down ladder.

BEDROOM 1 13'11" x 10'4" (4.25m x 3.16m)

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

BEDROOM 2 11'0" x 10'2" (3.37m x 3.12m)

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

BEDROOM 3 9'7" x 7'11" (2.94m x 2.42m)

A very good sized bedroom with double glazed window and radiator

BATHROOM

Fitted with panel bath and wash hand basin and being fully tiled with frosted double glazed window and radiator and further storage cupboard.

SEPARATE WC

Fitted with WC and double glazed frosted window and being fully tiled.

GARDEN

The front of the property has a paved driveway offering private off road parking. To the rear is an enclosed garden with decked seating area and lawned garden to the rear.

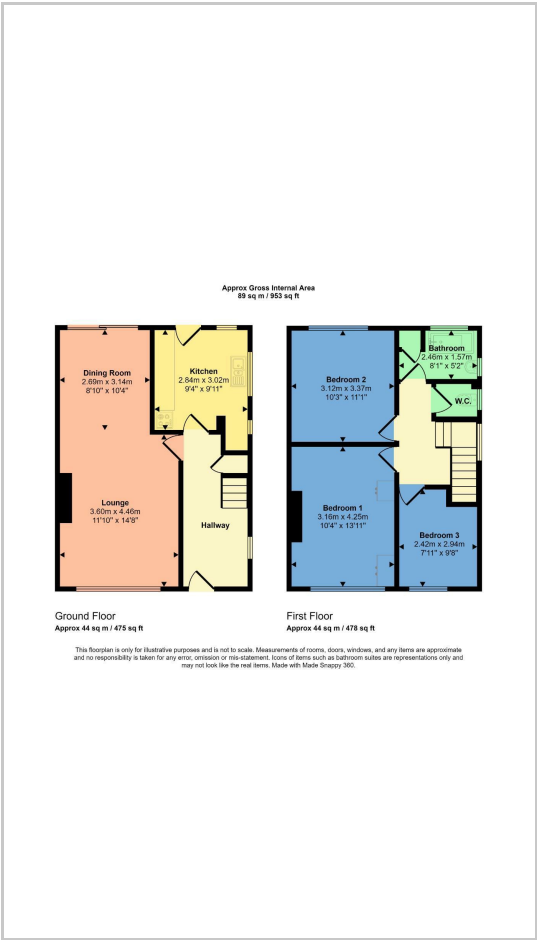
GARAGE

Driveway leading to detached single garage with up and over door.

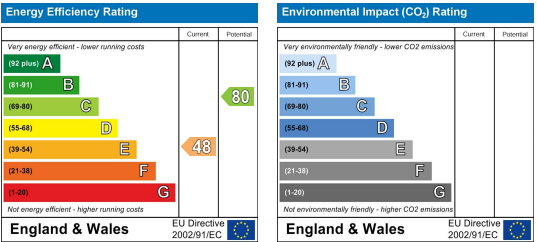
Area Map



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.