

HUNTERS[®]

HERE TO GET *you* THERE



Wayne Close

Batley, WF17 0EU

Guide Price £200,000



GUIDE PRICE £200,000 - £215,000

Occupying a fantastic corner plot is this impressive family home being offered for sale with no onward chain. The property enjoys an excellent location and offers scope for cosmetic finishing to suit personal taste. The property has a reception hall that leads through into a front lounge which has a further dining room and kitchen. The first floor there are three bedrooms that are served by a family bathroom and separate wc. Outside the property, there are gardens to three sides. The property benefits from off road parking that leads to a detached garage. The property is situated within this popular residential area with easy reach of local shops, schools and recreational facilities as well as public transport, motorway networks and local towns.



HALLWAY

Radiator, under-stairs storage cupboard, stairs to first floor landing, door to

LOUNGE 11'8" x 13'3" (3.56m x 4.04m)

Feature wooden surround with inset living electric fire and radiator and double glazed window to the front.

DINING ROOM 11'5" x 10'4" (3.50m x 3.16m)

Fitted with laminate flooring and double glazed window and radiator.

KITCHEN 8'6" x 7'6" (2.61m x 2.30m)

Fitted with a matching range of modern base and eye level units with worktop with induction hob and extractor over, sink unit, double glazed window and storage cupboard housing the boiler.

LANDING

Access to three house bedrooms and bathroom and separate wc.

BEDROOM 1 11'0" x 13'5" (3.36m x 4.10m)

A double bedroom with fitted radiator and double glazed window

BEDROOM 2 11'0" x 11'4" (3.36m x 3.47m)

A double bedroom with fitted wardrobes to one side, radiator and double glazed window

BEDROOM 3 10'5" x 6'8" (3.18m x 2.05m)

A good sized third bedroom with fitted radiator and double glazed window, currently used as an office

GARDEN

The property has a garden to the front and the rear garden has fitted wooden patio seating area with artificial lawn and has further large garden space to the side. The property sits on a generous corner plot with scope for extended this property into a formidable family home, like similar properties in the neighbourhood(Subject to planning)

GARAGE

Drive leading to detached garage with up and over door.

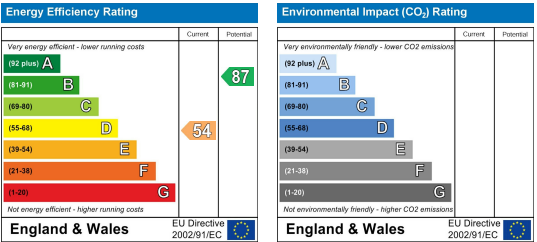
Area Map



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.