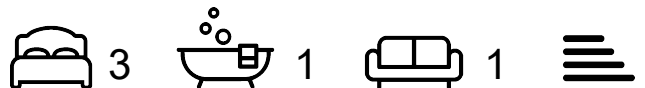




Healey Gardens

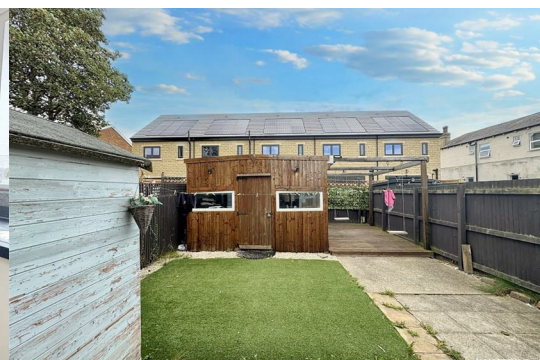
Batley, WF17 8FL

Guide Price £220,000



GUIDE PRICE £220,000 - £245,000

Modern three-bedroom semi detached family house, well maintained throughout and available for occupation with minimum expense. The property is conveniently located within a short distance of Batley and Heckmondwike town centre and local amenities. Benefitting from Upvc double glazing, gas central heating system and designated parking space for two cars Briefly comprising; Hallway, downstairs WC kitchen, open plan lounge and dining room, three bedrooms, modern family bathroom, enclosed gardens to the rear with useful outhouse.



HALLWAY

Through composite front door with access to kitchen and lounge with stairs to first floor, fitted radiator

GUEST CLOAKS/WC

Modern low flush wc, pedestal wash hand basin with splashback tiling

KITCHEN 10'1" x 8'7" (3.08m x 2.64m)

With a range of modern base and wall units incorporating single drainer stainless steel sink unit with contrasting worktops with ceramic tiling, gas cooker point, plumbing for automatic washing machine and dishwasher and space for fridge freezer, double glazed windows with concealed house boiler and fitted radiator

OPEN PLAN LOUNGE AND DINING ROOM 27'4" x 16'1" (8.35m x 4.92m)

Flowing effortlessly from the kitchen, the living area is stylishly decorated with plenty of space for a full sofa suite, TV unit, and dining furniture. Double patio doors open out to a large, private garden. Having useful storage cupboard and three room radiators..

LANDING

Access to all family bedrooms and house shower room with useful storage cupboards

BEDROOM 1 13'4" x 8'2" (4.07m x 2.49m)

Double bedroom with fitted radiator and double glazed window.

BEDROOM 2 13'5" x 8'8" (4.09m x 2.65m)

Double bedroom with fitted radiator and double glazed window

BEDROOM 3 9'1" x 6'11" (2.79m x 2.13m)

A good sized third bedroom with fitted radiator and double glazed window,

SHOWER ROOM

Modern cladding to walls, three piece suite comprising; walk in shower with fitted mixer shower over with further rain shower attachment, low flush wc, pedestal wash hand basin with vanity storage, wall mounted radiator and frosted double glazed window.

GARDENS

There is an enclosed low maintenance garden to front with seating area and off street parking for two cars with walkway to side gives access to the enclosed rear garden with paved seating area, artificial lawn and further decked seating area, with the added benefit of fitted secure night lights.

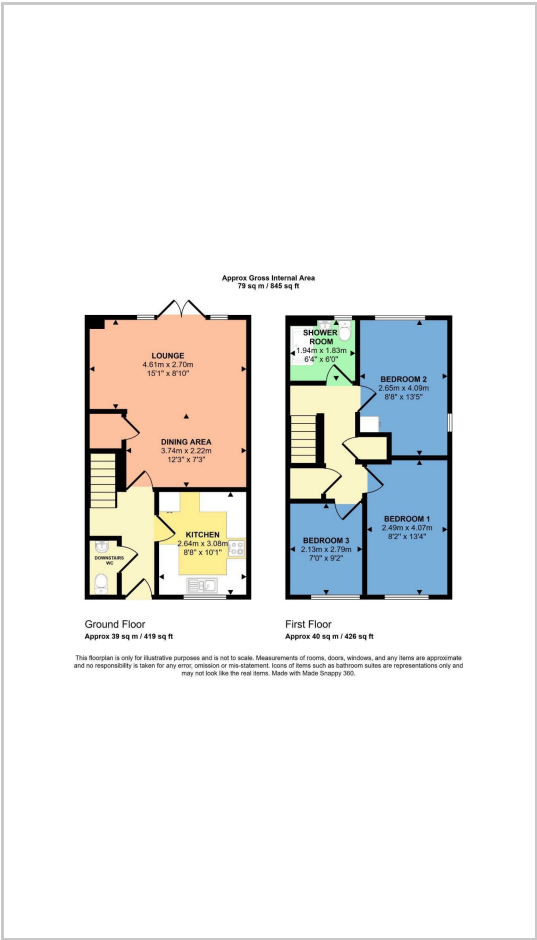
OUTHOUSE

An ideal space for those wanting some space away from the family home for a games/tv room to entertain family and friends or those who work from home who require extra work stations.

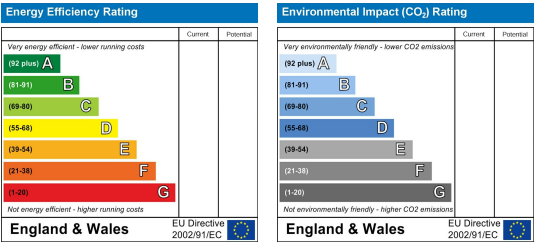
Area Map



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.