

HUNTERS®

HERE TO GET *you* THERE



Shirley Avenue

Birstall, Batley, WF17 9JQ

Offers Over £182,500



Hunters are delighted to bring to the market this immaculately presented two-bedroom semi-detached home, finished to a very high standard and has a show home feel throughout. We believe this home would be perfect for a first-time buyer or a small, growing family. The property is situated on a large plot which offers scope for further development (subject to obtaining the necessary consents) The property is available for occupation with the minimum of expense and an internal inspection is strongly advised. Benefitting from double glazing, gas central heating system and briefly comprising dining kitchen, lounge, two double bedrooms, modern shower room, ample off-street parking, private enclosed gardens to front and rear. No onward chain.



SIDE ENTRANCE

Through composite double glazed door leading into lobby with laminate flooring and fitted radiator stairs to first floor and access to lounge and dining kitchen.

LOUNGE 13'8" x 12'5" (4.18m x 3.81m)

Spacious family lounge with feature Inglenook style fireplace with wood burning stove, wood over mantel, double glazed bay window with fitted blinds and laminate flooring and radiator and alarm sensor.

DINING KITCHEN 13'11" x 11'7" (4.26m x 3.55m)

This well presented open plan dining kitchen offers versatile living space and offers a wide range of modern base and wall units, complementary work surfaces with circular sink with mixer taps with brick styled splashback tiling, plumbing for automatic washing machine and dishwasher, gas cooker point with fitted overhead steel extractor fan, with space for freestanding fridge freezer,radiator and access to useful under stairs storage area.

LANDING

Access to two double bedrooms and shower room,radiator and loft access.

BEDROOM 1 11'4" x 10'8" (3.47m x 3.26m)

A double bedroom with fitted floor to ceiling sliding mirror modern wardrobes to one wall, coving to ceiling with double glazed window and radiator and fitted wall lights.

BEDROOM 2 8'8" x 11'11" (2.65m x 3.65m)

Another double bedroom with fitted wardrobes into recess, two double glazed windows providing ample natural light,radiator.

SHOWER ROOM

Contemporary three piece suite comprising double shower cubicle with wall mounted mixer shower with further overhead rain shower attachment,brick effect tiled walls to one side, pedestal wash hand basin, low flush wc. Wall mounted heated towel rail, frosted double glazed window and fitted extractor.

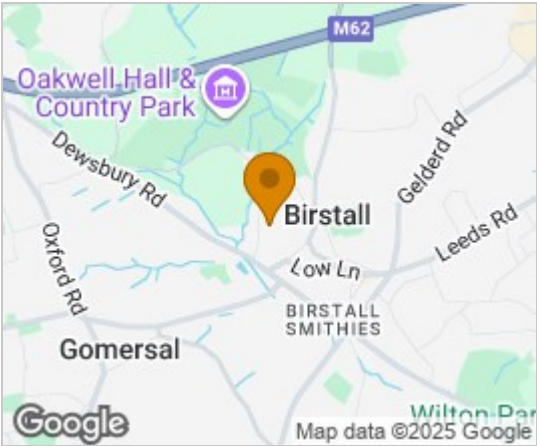
OUTSIDE

There is a neat lawned garden to the front. Block paved drive to side provides parking for several vehicles. To the rear of the property is an enclosed low maintenance garden with block paved seating area and further decked seating area , with fitted artificial lawn.

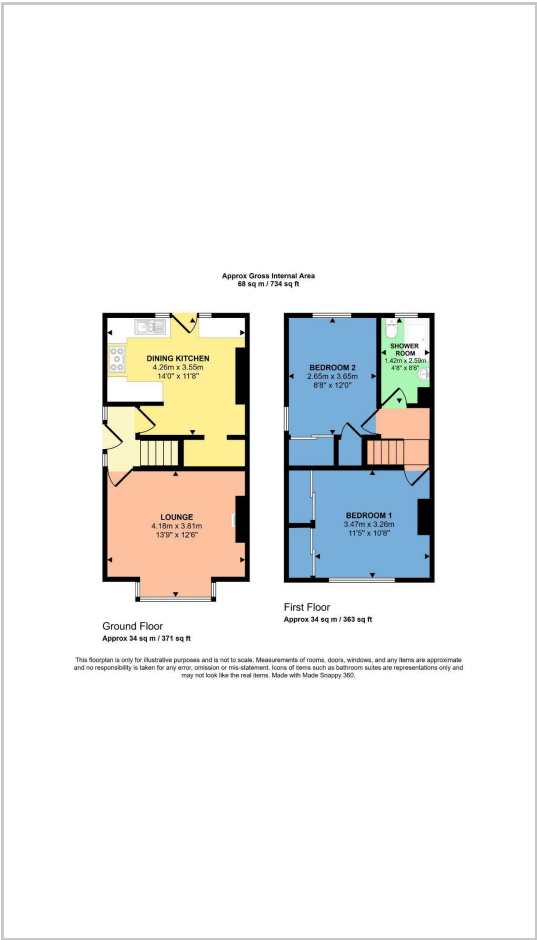
OUTHOUSE

Having a detached storage unit with up and over door measuring 9'7` x 8'7`.

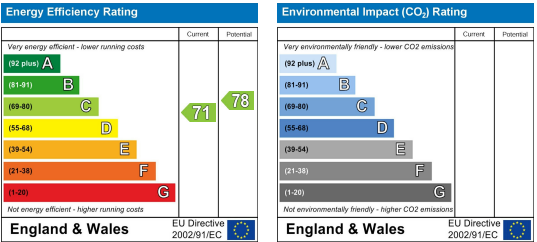
Area Map



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.