



High Street

Hanging Heaton, Batley, WF17 6DY

Guide Price £140,000



GUIDE PRICE £140,000 - £145,000

This terraced home is located in Hanging Heaton, Batley with close proximity to a range of amenities, schools, shopping facilities, food/drink establishments and more. The area also offers excellent road and transport links for travel both locally and further afield. The accommodation briefly comprises a welcoming entrance way, a spacious living room and a spacious fitted lower level kitchen. To the first floor is an inviting landing area through to two bedrooms and a three-piece bathroom suite. Externally, the property benefits from a spacious rear yard. This home is an excellent opportunity for a young first time buyer or Investor looking for their next property to add to their portfolio.



ENTRANCE

Through double glazed front door

LOUNGE 13'2" x 15'5" (4.03m x 4.71m)

Double glazed windows to the front and rear elevation, two gas central heating radiators, timber fireplace with focal point decorative inset fire, laminate flooring and coving to the ceiling.

STAIRS TO LOWER LEVEL

ACCESS TO LOWER LEVEL KITCHEN

DINING KITCHEN 16'0" x 14'2" (4.90m x 4.34m)

Fully fitted kitchen with a range of wall and base mounted units with complimentary work surfaces over, incorporating stainless steel sink and drainer with 1 & 1/2 bowl, built in electric oven with gas hob, plumbing for washing machine and dishwasher, gas central heating radiator, breakfast bar, tiled flooring, boiler, spotlights to the ceiling, under stair storage area, double glazed window to the rear and timber door which provides access to the rear garden.

FIRST FLOOR LANDING

Provides access to loft space and has a gas central heating radiator.

BEDROOM ONE 10'1" x 10'6" (3.08m x 3.22m)

Double glazed window to the front, gas central heating radiator, dado rail and laminate flooring.

BEDROOM 2 5'8" x 6'10" (1.73m x 2.10m)

A single bedroom with double glazed window to the front and gas central heating radiator.

BATHROOM

Three piece suite comprising of wash hand basin, low level flush WC, wash hand basin, bath with shower over, double glazed window to rear, part tiled walls and floor with a storage cupboard.

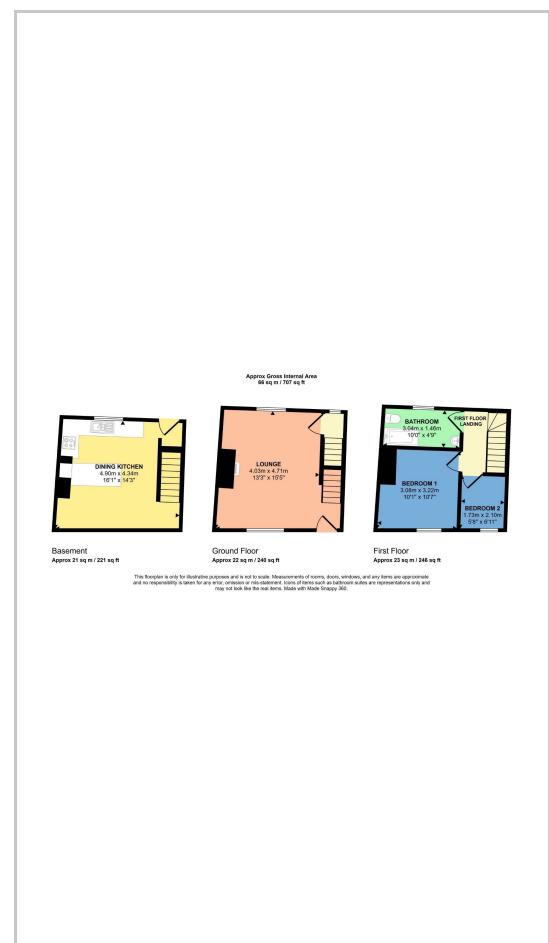
EXTERIOR

To the front of the property is a low maintenance garden and on street parking. To the rear is an enclosed garden with communal access with the patio area. The rear benefits from far reaching views.

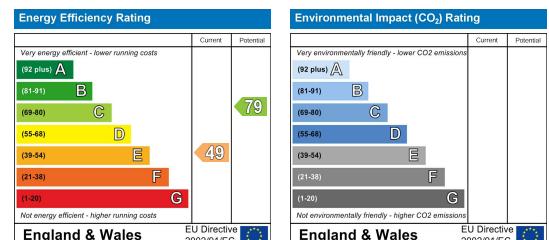
Area Map



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.