



54 Bunkers Lane, Batley, WF17 7QR
Offers Over £160,000

bramleys



Situated in an ever popular location is this good sized and well presented mid town house. Offering 3 bedroomed accommodation and featuring uPVC double glazing and gas central heating system, the property boasts modern fixtures and fittings throughout and is ready to move into. Externally there is a good sized enclosed rear garden with open aspect beyond and to the front there are off road parking facilities. Located within easy reach of local amenities and schooling, this would make an ideal family home and an early viewing is strongly recommended.

GROUND FLOOR

Entrance Vestibule

Accessed via a uPVC double glazed front door and having further door into the Lounge.

Lounge

14'2" x 12'10" (4.32m x 3.91m)

Overlooking the front, this pleasant Lounge has a uPVC double glazed window and a central heating radiator.

Dining Kitchen

11'5" x 9'2" (3.48m x 2.79m)

This modern dining kitchen is fitted with a good range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. Integrated within the kitchen is an induction hob with chimney style extractor over and built in under oven. A uPVC double glazed window overlooks the rear and there is a central heating radiator.

Lobby

Hanging an exterior door out to the rear garden.

Groundfloor WC

Furnished with a WC and a wash basin.

FIRST FLOOR

Boarded loft space with pull down ladder.

Bedroom 1

12'0" x 9'5" (3.66m x 2.87m)

Located to the front and having a uPVC double glazed window and a central heating radiator.

Bedroom 2

11'6" x 9'2" (3.51m x 2.79m)

Another double bedroom with a central heating radiator and view to the rear via a uPVC double glazed window.





Bedroom 3

9'1" x 8'2" (2.77m x 2.49m)

With a central heating radiator and a uPVC double glazed window to the front.

Bathroom

A contemporary bathroom furnished with a 3 piece suite comprising of bath with shower over and shower screen, along with a WC and wash basin set in a vanity unit. There is aqua wall panelling, a uPVC double glazed window.

OUTSIDE

To the front are off road parking facilities, along with steps to a paved area and the front door. To the rear is a good sized low maintenance garden with outer fencing and open aspect beyond.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

A

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

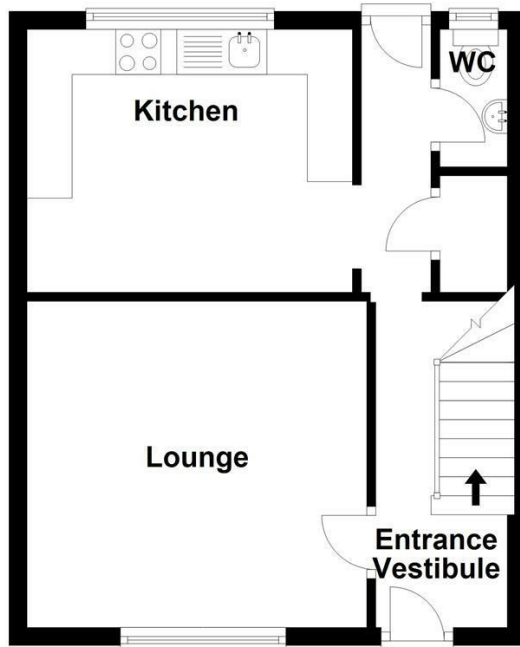
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



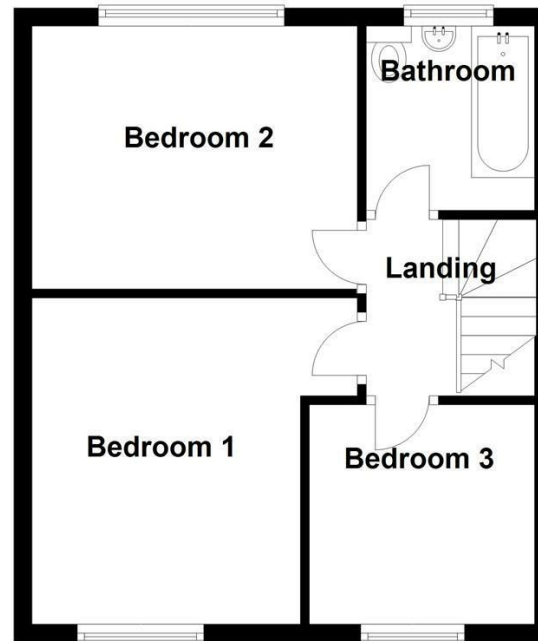


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



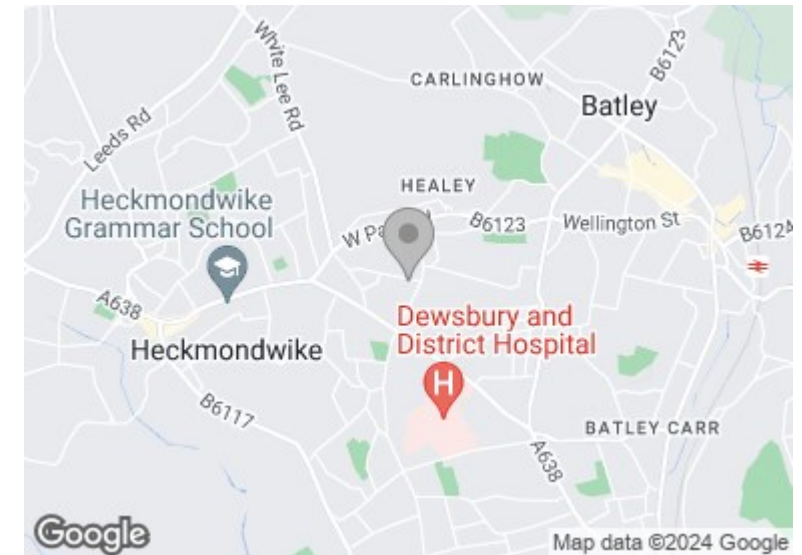
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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