



bramleys  
01924 412644  
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**For sale**

17 Hillcrest Avenue, Batley, WF17 7HW  
Offers Over £339,950

**bramleys**





Situated at the head of a popular cul de sac is this deceptively spacious true bungalow. The extended accommodation offers two reception rooms, a dining kitchen, two double bedrooms, the master with ensuite shower room, bathroom, spacious loft area and a conservatory overlooking the rear garden. The extensive rear garden offers fantastic outside space and incorporated a Japanese garden, a pond, lawned and seated sections plus an allotment area, all with far reaching views. A detached double garage with electric door is accessed via a rear road and has a gated driveway approach. An early viewing is strongly encouraged to appreciate this individual and versatile property. \*\*Please note that the extensive rear garden could have building possibilities subject to all enquiries and necessary consents description that an opportunity to build on the land with the necessary planning permission\*\*





## GROUND FLOOR

### Entrance Vestibule

Accessed via a front exterior door and having a further door into the Entrance hall.

### Entrance Hall

A good sized Entrance Hall leading the living accommodation.

### Living Room

13'5" x 11'9" (4.09m x 3.58m)

Situated to the front and having a walk in uPVC double glazed window and a central heating radiator. To one wall is a feature fireplace with hearth and inset fire and there is a decorative side window with coloured lights.



### Front Bedroom

11'9" x 11'4" (3.58m x 3.45m)

A double bedroom overlooking the front and having a walk in UPVC double glazed bay window, a central heating radiator and fitted wardrobes to one wall.



### Master Bedroom

17'8" x 11'6" (5.38m x 3.51m)

Forming part of the extension, this good sized master bedrooms enjoys views over the rear garden via a uPVC double glazed window and has a central heating radiator. The bedroom has a range of inbuilt furniture including wardrobes, drawers and dressing table.

### Ensuite Shower Room

Furnished with a walk in shower cubicle, a WC and a washbasin set within a vanity unit. There is some tiling to the walls and a uPVC double glazed window.

### Bathroom

Incorporating a 3 piece suite comprising of a panelled bath, WC and wash basin in a vanity unit. The walls are tiled and there is a central heating radiator and a uPVC double glazed window.

### Rear Lobby

With access to the loft area.

### Kitchen

13'7" x 10'4" (4.14m x 3.15m)

The kitchen is fitted with a range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with drainer. There is an integrated oven and hob and three uPVC double glazed windows allowing plenty of natural light. A good sized pantry cupboard can be found just off the Kitchen.

### Sitting Room

20'8" x 13'6" (6.30m x 4.11m)

Again forming part of the extension, this spacious reception room has a uPVC double glazed window the side and a central heating radiator. To one wall is a stone effect fireplace with hearth and inset fire. Double doors lead into the Conservatory.



## Conservatory

12'3" x 9'9" (3.73m x 2.97m)

Enjoying views over the garden and beyond, uPVC double glazed French doors lead out to the rear.

## Rear Porch

With an external door leading out to the rear.

## Loft

A good sized loft space with good head height.

## OUTSIDE

To the front of the property is a planted garden area and a gated block paved driveway providing off road parking facilities. To the rear is an extensive plot of established rear garden which has been well maintained over the years and boasts a range of sections including a Japanese garden, seating area, spacious lawns, planted and growing sections, along with a pond and elevated patio. To the rear is also a modern double garage with power, lighting and electric door which is accessed from a rear road and has a gated driveway approach.

## 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:

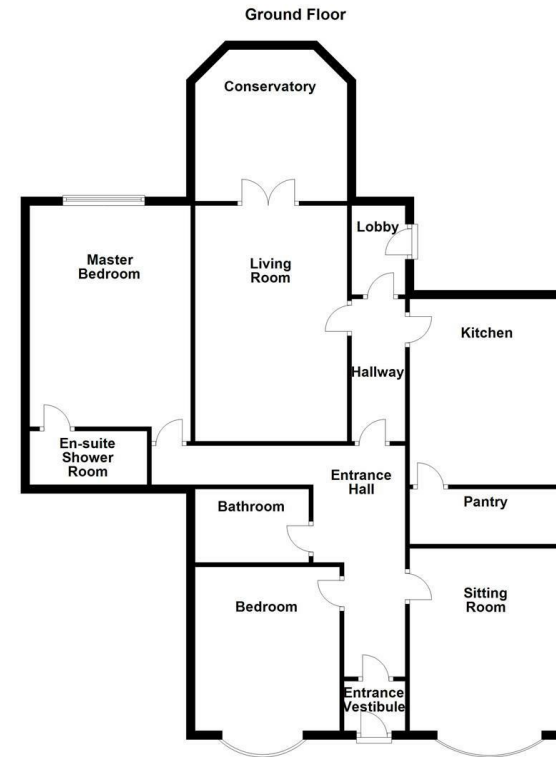
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## MORTGAGES:

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.

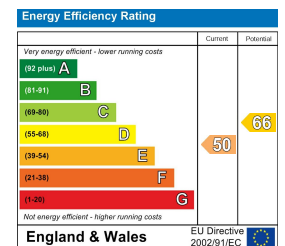


## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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