



26 St. Marys Avenue, Batley, WF17 7AP  
Offers In The Region Of £450,000

**bramleys**



Situated at the head of a sought after and well established cul de sac is this good sized and well presented detached house. The extended accommodation provides ideal family sized living space and boasts 4/5 bedrooms along with two reception rooms, a spacious dining kitchen and two shower rooms. Externally the property is located on a good sized plot with two gated driveways, a double tandem garage and an enclosed rear garden with pleasant double veranda with double patio doors leading from the house. An early viewing is strongly recommended to appreciate this individual and spacious home. With local amenities, schooling and major road and rail links available nearby this will make an ideal location for many buyers.









## GROUND FLOOR

### Entrance Hall

Accessed via a front uPVC double glazed door and having stairs to the first floor.

### Lounge

13'7" x 13'2" (4.14m x 4.01m)

Situated to the front, this pleasant Lounge has a walk in uPVC double glazed bay window, a curved central heating radiator and decorative coving to the ceiling. To one wall is a feature fireplace with hearth and inset fire.

### Sitting Room

21'7" x 12'13 (6.58m x 3.66m)

This spacious family room has two pairs of uPVC double glazed patio doors leading out to a lovely double veranda. To one wall there is a feature fireplace with inset fire and to the ceiling is decorative coving, ceiling roses and wall displays. A door leads to a useful storage

cellar and there is are two central heating radiators. A further door provides access to the tandem double garage.

### Tandem double garage

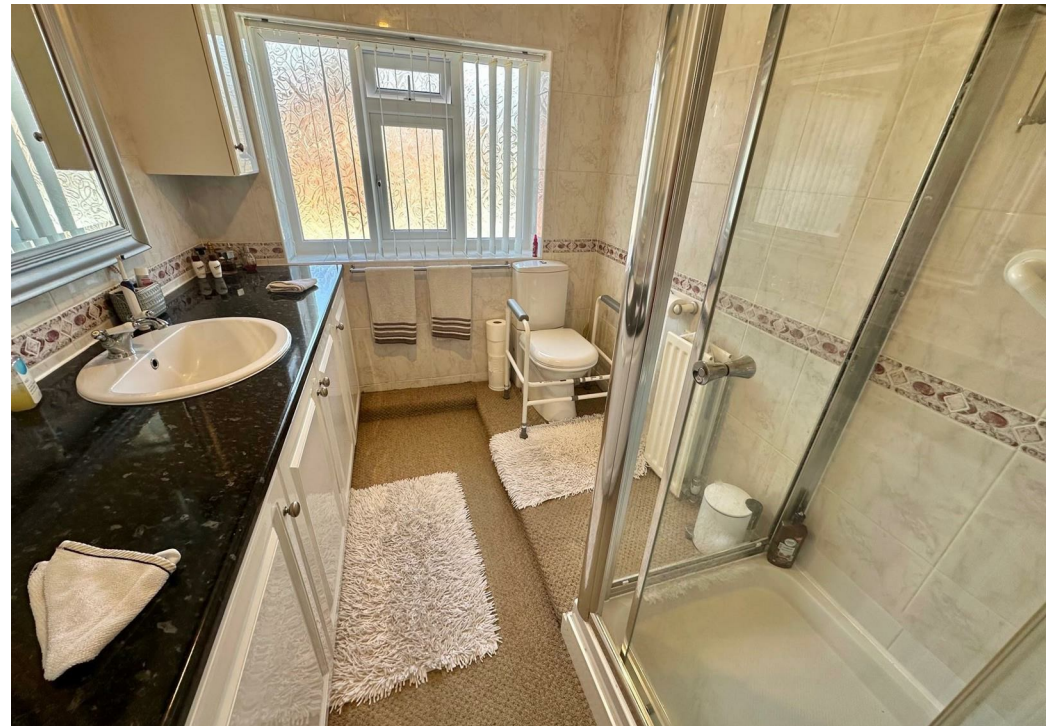
Accessed from the sitting room, this versatile double garage has a remote controlled door to the front and an up an over door out to the rear garden.

### Dining Kitchen

26'2" x 9'5" (7.98m x 2.87m)

A good sized extended dining kitchen which 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 a four ring hob with extractor over and in built under oven, and the work top extends to form a breakfast bar seating area. A spacious dining area has a walk in uPVC double glazed window and a central heating radiator. A further uPVC double glazed window overlooks the rear garden and there are feature beams to the ceiling.

## FIRST FLOOR







### Landing

With access to the loft area which provides storage space and has a pull down ladder.

### Master Bedroom

13'7" x 9'5" (4.14m x 2.87m)

A double bedroom overlooking the front and having built in wardrobes, a central heating radiator and a uPVC double glazed window.

### En-suite Shower Room

Furnished with a walk in shower cubicle, a wash basin set within a vanity unit with storage cupboards and a WC. There is tiling to the walls, a central heating radiator and a uPVC double glazed window.

### Rear Bedroom

12'2" x 12'2" (3.71m x 3.71m)

Located to the rear and having built in wardrobes and drawers, along with a uPVC double glazed window and a central heating radiator.

### House Shower room

A good sized room furnished with a walk in shower, a WC and a wash basin with vanity drawer under. There are two uPVC double glazed windows and a ladder style radiator.

### Front Bedroom

11'10" x 11'4" (3.61m x 3.45m)

A further double bedroom with a uPVC double glazed window to the front and a central heating radiator. A door leads to the occasional bedroom.

### Occasional Bedroom

19'1" x 9'7" (5.82m x 2.92m)

This spacious and versatile room has a uPVC double glazed window and a sky light window.



### Front Bedroom

7'6" x 6'9" (2.29m x 2.06m)

With a central heating radiator and a uPVC double glazed window.

### OUTSIDE

To the front of the property is a planted garden with two gated driveways providing off road parking facilities. One driveway leads to the double tandem garage with a remote controlled front door and having power and lighting supply. up and over door at the rear leads on to the rear garden. A fantastic veranda runs the length of the house and provides perfect relaxing space and in turn leads on to a low maintenance enclosed garden with storage shed.

### 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:

C

### 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.

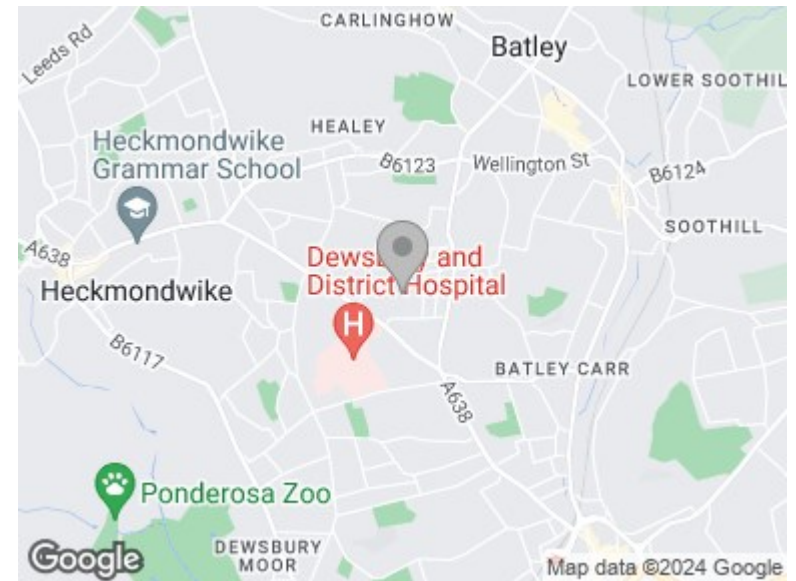












**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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

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

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