



16 Welwyn Avenue, Batley, WF17 8DU
£159,950

bramleys

Offered for sale with no onward chain is this good sized traditional end terraced house. The accommodation features uPVC double glazing and gas central heating and boasts a good sized rear garden and driveway parking to the front. This two bedroomed property could easily be split to make 3 bedrooms (subject to the necessary consents) and really must be viewed to appreciate the potential on offer. Located in a popular cul-de-sac position with local amenities and major road and rail links available nearby.





GROUND FLOOR:

Entrance Vestibule

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

Lounge

13'7" x 12'2" (4.14m x 3.71m)

Overlooking the front of the property via a uPVC double glazed window and having a central heating radiator and two wall light points. There is a wall mounted gas fire set on a hearth.

Dining Kitchen

16'11" x 13'7" (5.16m x 4.14m)

Fitted with wall and base units with work surfaces and inset sink unit with mixer tap and drainer. A useful understairs store cupboard houses the central heating boiler. Two uPVC double glazed windows overlook the rear and an exterior door leads to the garden.

FIRST FLOOR:

Landing

Leading to bedrooms and bathroom.

Bedroom 1

16'7" x 12'3" max (5.05m x 3.73m max)

Incorporating an inbuilt store cupboard over the bulkhead, this spacious room could be split to provide two rooms (subject to the necessary consents) and has two uPVC double glazed windows and two central heating radiators.

Bedroom 2

10'0" x 9'9" (3.05m x 2.97m)

Having a central heating radiator and a uPVC double glazed window overlooking the rear garden.

Bathroom

Furnished with a 3 piece suite comprising of bath with shower over and shower screen, a wash basin and a WC. There is tiling to the walls, a central heating radiator and a uPVC double glazed window.

OUTSIDE:

To the front of the property is a forecourt driveway providing parking with planted borders and outer walling. To the rear is a good sized garden.

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.

DIRECTIONS:

Leave Bramleys and head east on Huddersfield Road towards Trinity Street. Continue on Knowl Road, then take Sunny Bank Road onto the A62, follow the A62 to Carlinghow Lane until you reach Welwyn Avenue where you will be able to identify the property by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

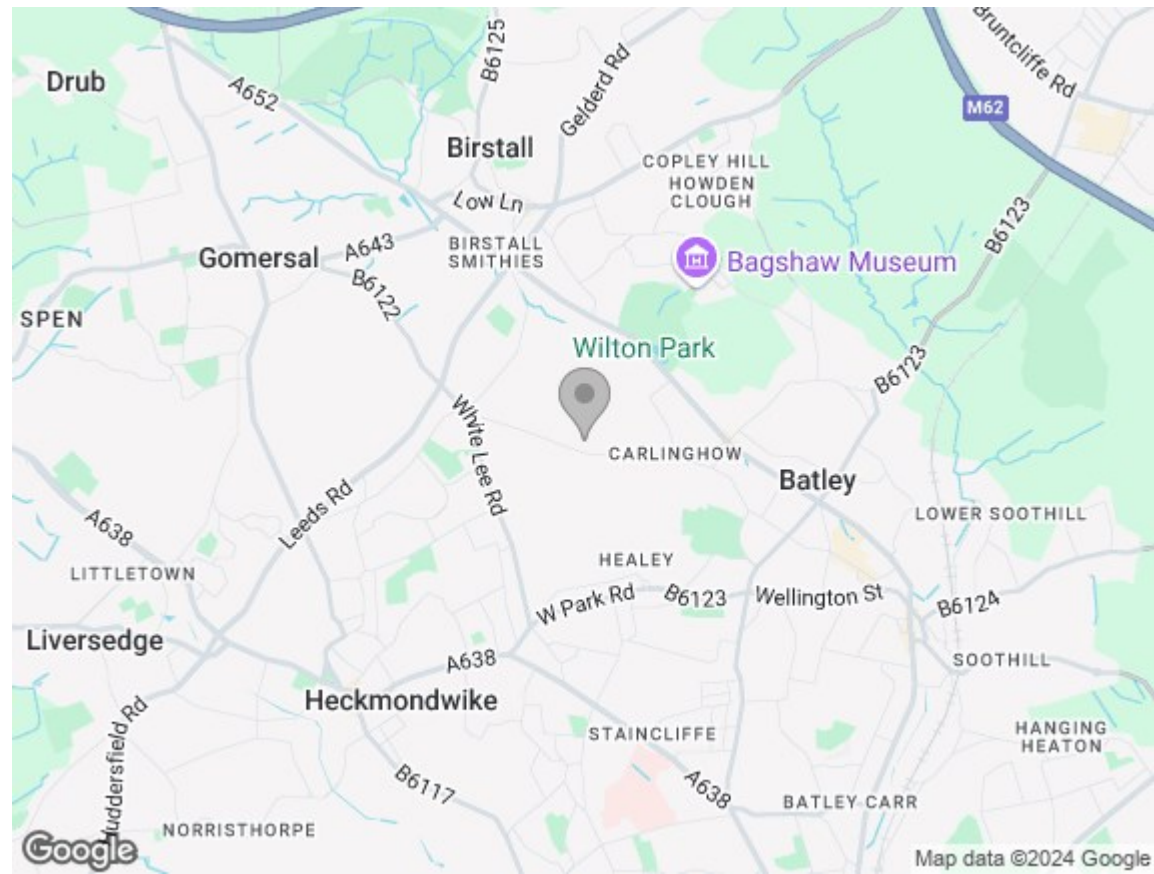
Band B

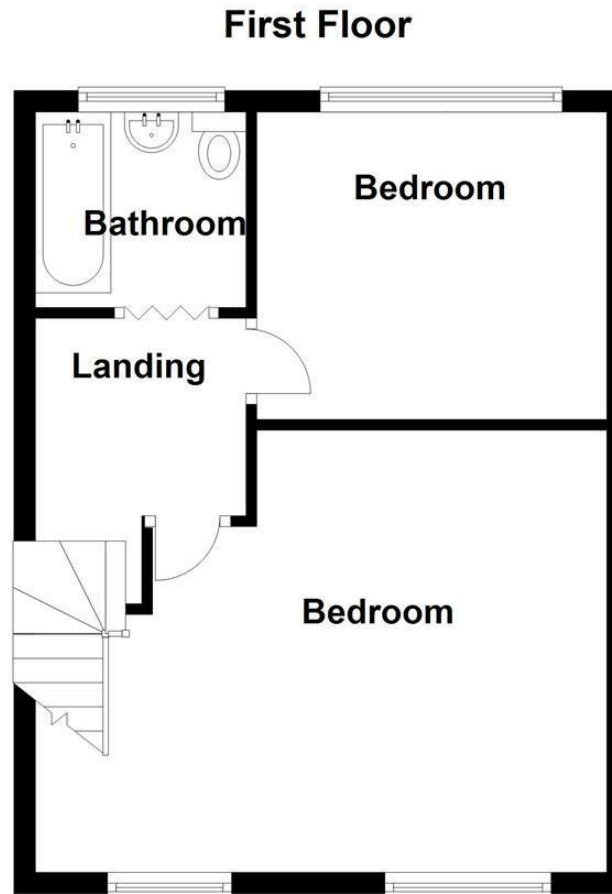
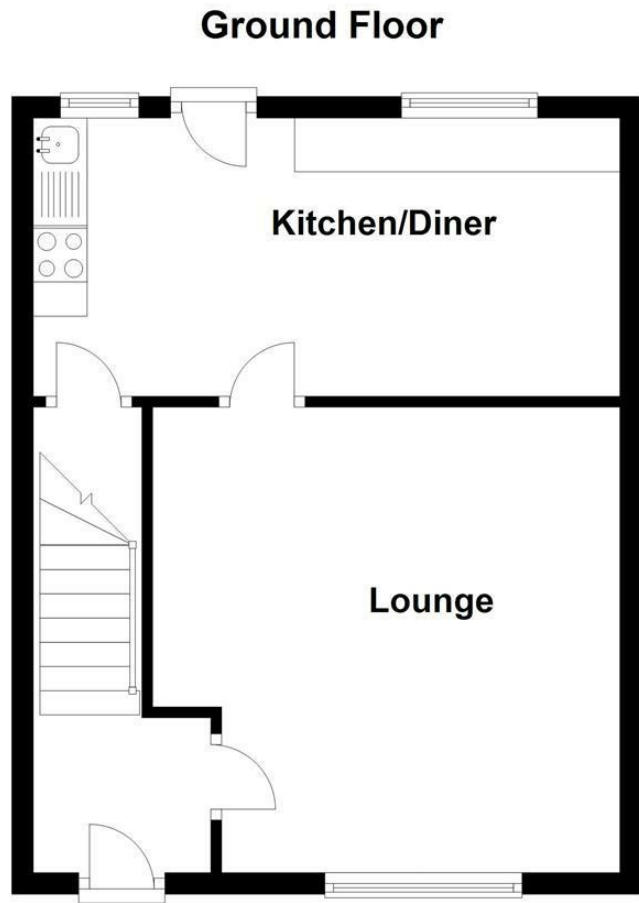
MORTGAGES:

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		<div style="border: 1px solid black; padding: 5px; display: inline-block;">84</div> <div style="border: 1px solid black; padding: 5px; display: inline-block; width: 20px; height: 20px; margin: 0 auto;">54</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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