



81 Woodfield Avenue, Batley, WF17 7DU  
£175,000

**bramleys**



Situated in a popular residential area is this good sized 3 bedoomed property. Offering ideal family sized accommodation with driveway parking for two cars and an enclosed rear garden. Located within easy reach of local amenities, schooling and major road and rail links. The property is available with no onward chain, and an early viewing is strongly recommended.



## GROUND FLOOR

### Entrance Vestibule

Accessed via an exterior door and having stairs to the first floor accommodation.

### Lounge

18'4" x 10'7" (5.59m x 3.23m)

A good sized lounge with double glazed windows to front and rear and a central heating radiator. To one wall is a fireplace with hearth and inset fire.

### Dining Kitchen

14'9" x 11'5" (4.50m x 3.48m)

Fitted with some wall and base units with inset sink unit and drainer. Two built in cupboards provide additional storage space and there is a feature brick fireplace to one wall. A window overlooks the rear garden and an exterior door leads out to the rear.

## FIRST FLOOR

### Bedroom

12'4" x 9'5" (3.76m x 2.87m)

Located to the front and having two double glazed windows, a central heating radiator and built in store cupboards.

### Bedroom

11'6" x 10'6" (3.51m x 3.20m)

Again situated to the front and having a double glazed window, built in cupboards and a central heating radiator.

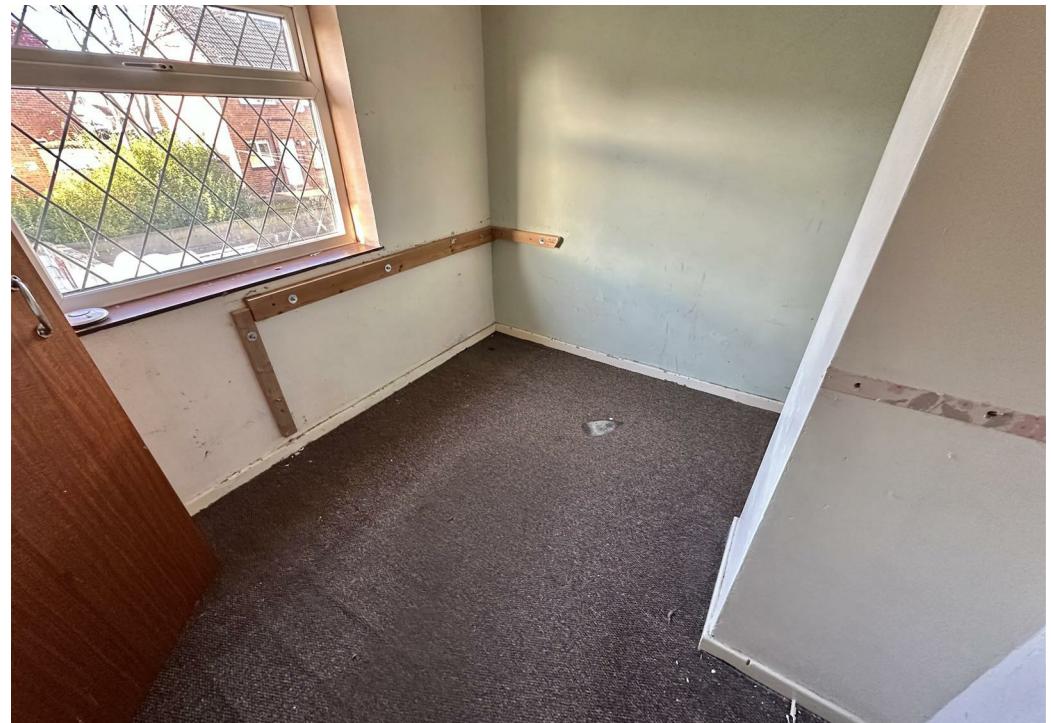
### Bedroom

9'4" x 8'3" (2.84m x 2.51m)

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

### Bathroom

Furnished with a shaped bath with shower over and shower screen, and a hand wash basin. There is some tiling to the walls, a double glazed window and a central heating radiator.





#### COUNCIL TAX BAND:

Band ?

OR

New Build Property - Please note, as this property is a new build / plot the council tax band has not yet been assigned.

#### 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.

#### Separate WC

Fitted with a WC.

#### OUTSIDE

To the front of the property is driveway parking for two vehicles. To the rear is a lawned garden with brick built outer house storage.

#### BOUNDARIES & OWNERSHIPS:

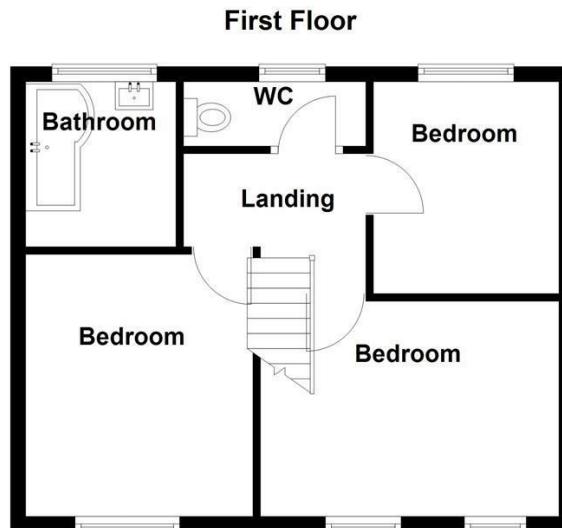
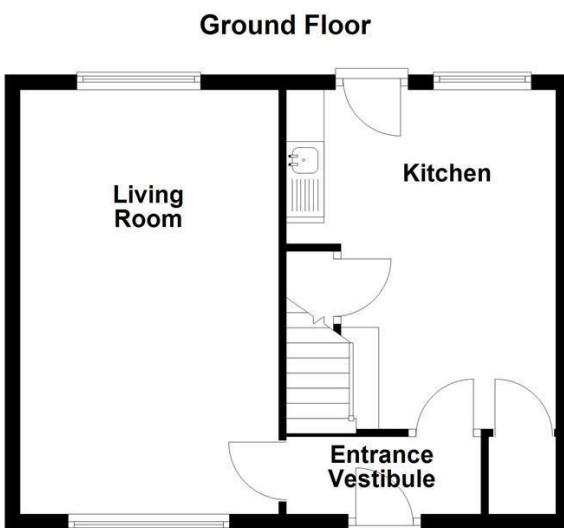
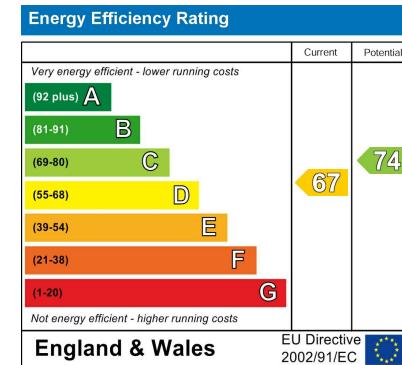
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

#### TENURE:

Freehold







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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