



25 Trafalgar Street, Batley, WF17 7HA
Offers Over £280,000

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Situated on a corner plot in this ever popular location is this traditional detached bungalow. Offering extended accommodation, the former 3 bedroomed property now offers two spacious bedrooms, box room, lounge, and dining kitchen , along with a spacious entrance hall and separate bathroom and WC. There is a conservatory overlooking the rear garden and the property benefits from an ADDITIONAL GARDEN PLOT to the rear, along with ample off road parking opportunities. An early inspection is strongly encouraged to appreciate the potential available with this property.



GROUND FLOOR

Entrance Hall

Accessed via a front exterior door, the spacious Entrance Hall has a central heating radiator.

Lounge

13'2" x 11'8" (4.01m x 3.56m)

Located to the front and having a window and a central heating radiator. There is a wall mounted fire to one wall.

Dining Kitchen

14'5" x 14'2" (4.39m x 4.32m)

This good sized Dining Kitchen is fitted with a range of wall and base units with work surfaces, tiled splashbacks and inset sink unit. Also integrated within the units is a four ring hob with extractor over and in built under oven. There is a useful pantry cupboard, a central heating radiator and windows to the front and side. An exterior door leads out to the rear.

Bedroom

17'8" x 10'1" (5.38m x 3.07m)

This extended bedroom offers good sized accommodation and has fitted wardrobes to one wall and a central heating radiator.

Bedroom

13'2" x 10'4" (4.01m x 3.15m)

Another double bedroom located to the front and having fitted wardrobes to one wall.

Box/Store Room

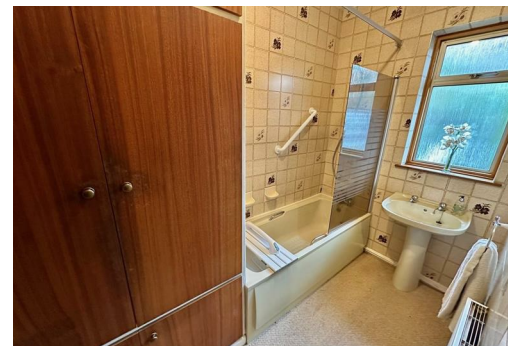
A good sized walk in store room.

Conservatory

With only external access, the conservatory enjoys views over the rear garden.

Bathroom

Furnished with a bath and WC, there is tiling to the walls, a window and a central heating radiator. Useful cupboards are fitted.



Separate WC

Having a WC.

OUTSIDE

To the front of the property is a low maintenance garden area and a good sized paved section providing ample off road parking provisions. A pathway leads around the side to the rear where there is a paved patio with access to a wash room, beyond which is a lawned garden area. Adjoining the garden is an additional large garden plot which extends beyond the neighbouring property and is lawned with planted sections.

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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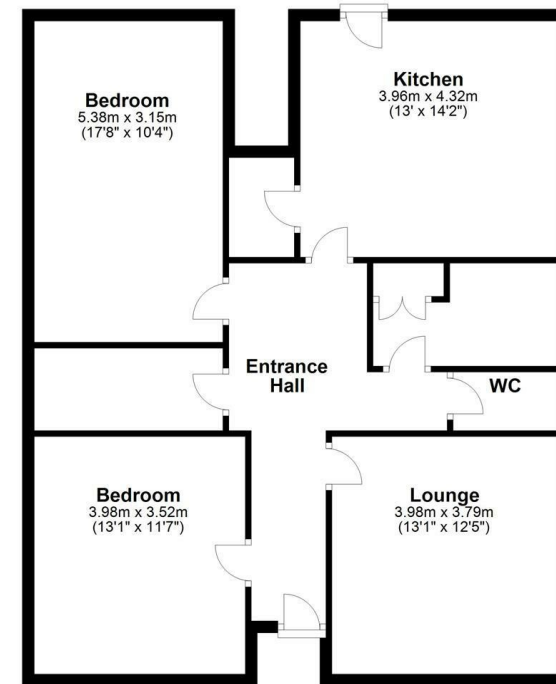
MORTGAGES:

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.

Ground 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

