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31 Brow Wood Road

Birstall, Batley, WF17 0RJ

£400,000



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****4 BEDROOM DETACHED****LOVELY FAMILY HOME****LANDSCAPED GARDENS****

Welcome to this charming 4-bedroom detached house located on Brow Wood Road in the sought-after area of Birstall. This lovely family home boasts 3 reception rooms and 2 bathrooms, providing ample space for comfortable living.

One of the standout features of this property is the beautifully landscaped gardens, perfect for enjoying outdoor activities or simply relaxing in the serene surroundings. With parking available for up to 3 vehicles, you'll never have to worry about finding a spot for your car.

Situated in an excellent location with easy access to local schools and sports centre, this property offers both convenience and tranquillity, making it an ideal place to call home. Don't miss out on the opportunity to own this wonderful property in Birstall - book a viewing today and don't miss out on this stunning home.

*****Contact YORKSHIRE RESIDENTIAL 01924 501333 TO ARRANGE A VIEWING*****

Entrance Hallway

Carndene flooring, stairs to first floor accommodation and radiator.

Cloaks /WC

2 piece white suite which consist of a low flush wc, wash hand basin into vanity unit, tiled walls and heated towel rail.

Dining Room

10'4" into bay x 8'6" (3.15m" into bay x 2.59m")

Radiator.

Lounge

10'7" x 15'4" (3.23m" x 4.67m")

Radiator and French doors leading out onto side patio area.

Study / Office

7'7" into bay x 8'1" (2.31m" into bay x 2.46m")

Radiator.

Breakfast Kitchen

13'4" x 11'3" ext to 14'7" (4.06m" x 3.43m" ext to 4.45m")

High gloss fitted kitchen units with solid Oak worktops and centre island breakfast bar. Gas cooker point with extractor hood over, plumbing for automatic washing machine and dish washer. Tiled splash back and Amtico flooring, under stairs storage cupboard, inset spot lighting and single door access to rear.

Landing

Spacious galleried landing with access to part boarded loft space via a pull down ladder. Storage cupboard and radiator.

Double Bedroom 1

11'10" x 12'3" (3.61m" x 3.73m")

Fitted wardrobes and radiator.

En Suite

6'2" x 6' (1.88m" x 1.83m)

3 piece white suite which consists of a low flush wc and wash hand basin into vanity unit, walk in shower cubicle with twin pump for power showers. Cabinets have wifi audio built in, fully tiled, inset spot lighting and heated towel rail.

Double Bedroom 2

8'4" x 12'3" (2.54m" x 3.73m")

Radiator and views.

Double Bedroom 3

6'6" x 11'4" (1.98m" x 3.45m")

Radiator.

Single Bedroom 4

6'4" x 8'2" (1.93m" x 2.49m")

Radiator.

House Bathroom

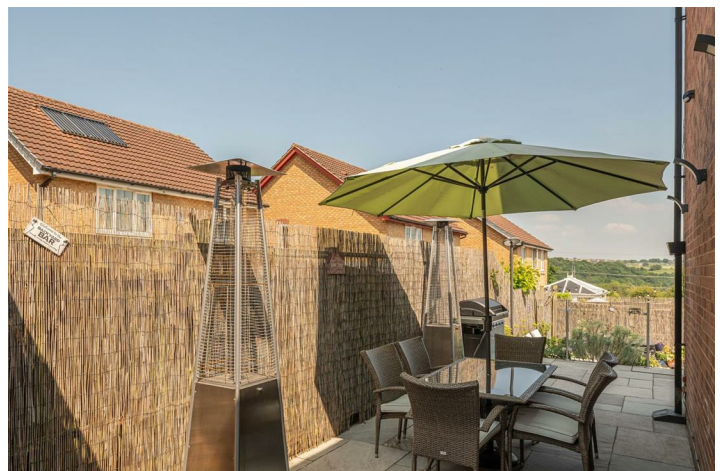
6' x 8'1" (1.83m x 2.46m")

3 piece white suite which consists of a low flush wc and wash hand basin into vanity unit, bath

with shower over which is twin pump for power shower and screen. Cabinets have wifi audio built in, fully tiled and heated towel rail.

Exterior

A lovely well maintained garden to the front with driveway for triple tandem parking leading to a single detached garage. The main garden has been landscaped with various seating areas and the grass is pet-friendly astro-turf for low-maintenance. It's also benefits from outside electrical twin socket as well as uprated secondary electrical consumer unit in the garage for the lighting and 30amp hot tub connection. Mood lighting is wifi-enabled full all-round CCTV and security & mood lighting.



Road Map



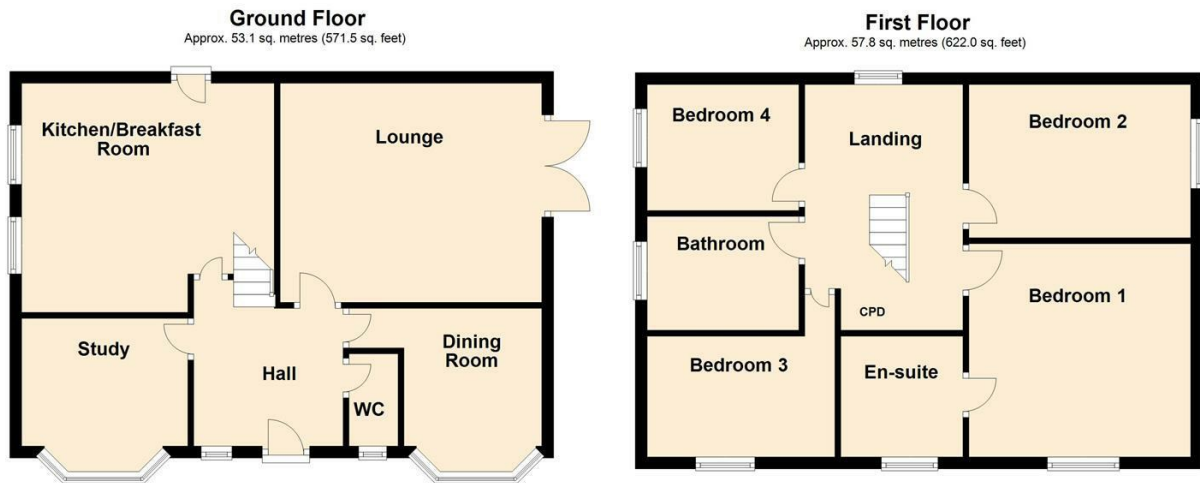
Hybrid Map



Terrain Map



Floor Plan

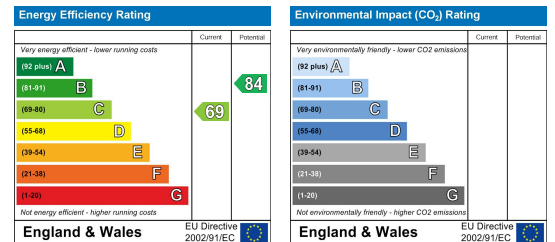


Total area: approx. 110.9 sq. metres (1193.5 sq. feet)

Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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