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## 28 Trafalgar Street

Healey, Batley, WF17 7HA

£250,000



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\*\*\*THREE BEDROOM TERRACE\*\*\*PLUS USABLE ATTIC SPACE\*\*\*EXCELLENT FAMILY HOME\*\*\*

Not to be missed and realistically priced to sell is this spacious family home in the popular area of Healey, Batley. Accommodation which comprises of; entrance hallway, lounge, kitchen diner, cellar, three first floor double bedrooms and house bathroom and a FABULOUS ATTIC SPACE WITH FIXED STAIRCASE. Double driveway to the front for off road parking and enclosed and mostly private garden to the rear.\*\*\*\*\*Contact YORKSHIRE RESIDENTIAL 012924 501333 to arrange a viewing\*\*\*\*\*

## Entrance Hallway

A lovely characterful entrance hallway with oak flooring, open spindle staircase to first floor and radiator.

## Lounge

14'8" x 13'5" (4.47m" x 4.09m")

Feature fireplace, bay window and radiator.

## Kitchen Diner

12'8" max x 19'6" max (3.86m" max x 5.94m" max)

Fitted kitchen units with built in breakfast bar and sink unit into worktops. Plumbing for automatic washing machine and dish washer. Half tiled and half oak flooring, inset spot lighting, radiator and single door access to rear of the property

## Cellar

Power, lighting and ideal for further storage.

## Landing

Fixed staircase to useable loft space and radiator.

## House Bathroom

8'8" x 5'5" (2.64m" x 1.65m")

Four piece white suite which consists of a low flush wc, wash hand basin into vanity unit, walk in shower cubicle and a panelled bath. Fully tiled, inset spot lighting and heated towel rail.

## Double Bedroom One

13' x 13'5" (3.96m x 4.09m")

Radiator.

## Double Bedroom Two

11'8" x 10' (3.56m" x 3.05m)

Radiator.

## Double Bedroom Three

7'8" x 9'2" (2.34m" x 2.79m")

Radiator.

## Usable Attic Space

16'2" approx x 18'5" (4.93m" approx x 5.61m")

Usable attic space with power lighting and two Velux windows.

## Exterior

Block paved double driveway to the front and an enclosed and mostly private lawned and paved patio garden with timber shed.



Road Map



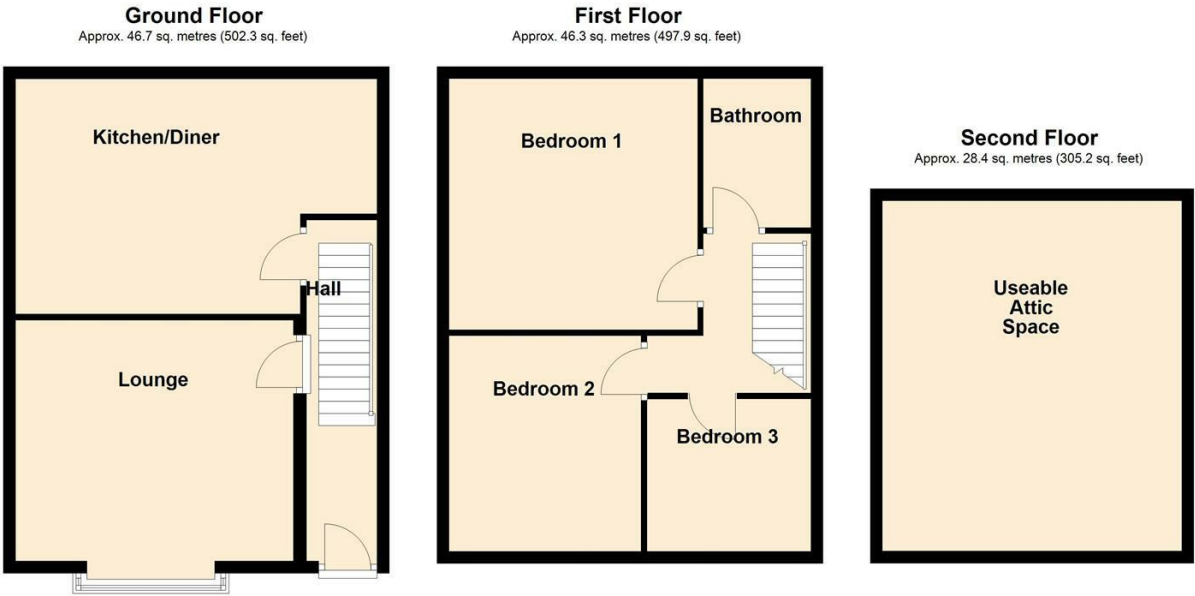
Hybrid Map



Terrain Map



Floor Plan

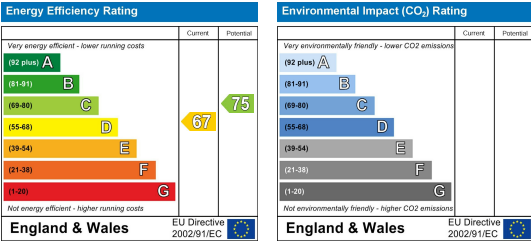


Total area: approx. 121.3 sq. metres (1305.3 sq. feet)

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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