



Bromley Road, Hanging Heaton Batley WF17 6EJ

welcome to

Bromley Road, Hanging Heaton Batley

Guide Price £235,000- £250,000Only by viewing this beautiful stone built property will you appreciate the accommodation on offer. Being of generous proportions throughout and retaining a lot of original features as well as an outstanding extensive garden... don't miss this one ...view today!



Entrance Hallway

Varnished floor boards, original panelled door to front and three gas central heating radiators. Original spindle staircase with stairs to the first floor landing. Access to ground floor accommodation and cellar. Original stained glass door to utility area.

Lounge

21' 8" into bay x 15' 4" (6.60m into bay x 4.67m)
Single glazed sash bay window to front. Two further single glazed sash windows to the side. Two gas central heating radiators and TV point. Open cast iron fire place with marble surround. Ornate detailing to ceiling, cornicing and ceiling rose.

Utility Room

Plumbing for washing machine, work top and houses the boiler. Access to cellar.

Kitchen Diner

16' 7" x 15' (5.05m x 4.57m)
Fitted kitchen with a range of wall and base units, Corian integrated sink, drainer and worktop and splashback tiling. Gas hob and electric oven. Integrated microwave and grill. Two gas central heating radiators, varnished floor boards and full height floor to ceiling sash double windows to front. Further window to rear and door to rear entrance.

Level Galleried Landing

Sash window to the front and an original full height arched window which benefits from stained glass to the rear. Built in floor to ceiling storage cupboard, painted floorboards and two central heating radiators. There is also the benefit of a useful home office area.

Bedroom One

18' 3" x 15' 4" (5.56m x 4.67m)
Single glazed sash windows to front and side over looking the garden. Painted floor boards, picture rail and two gas central heating radiators. Cast iron fire place and decorative surround and tiled hearth.

Bedroom Two

16' 4" x 15' 2" (4.98m x 4.62m)
Single glazed sash window to front over looking the garden. Cast central heating radiator, cast iron fire place with decorative surround.

First Floor Split Family Bathroom

11' 1" x 4' 8" (3.38m x 1.42m)
Single glazed sash window to side. Vanity wash hand basin with mixer tap and storage below. WC, part tiled walls and tiled floor. Panelled bath with mixer tap and wall mounted shower over.

Exterior

Larger than average generous front and side garden which is enclosed. Has various areas of the garden being mainly lawned, paved entertaining / dining space. Stocked with established plant, tree and shrubs. Including various fruit trees plum, apple, green gauge and raspberry bushes. There is also a buffer area to the rear entrance of the property.

Being situated close to Batley town centre, train and bus stations with connections to larger cities such as Leeds and Manchester, local schooling and amenities as well as motorway connections to the larger towns and cities ,such as Leeds and Wakefield, being a short drive away.



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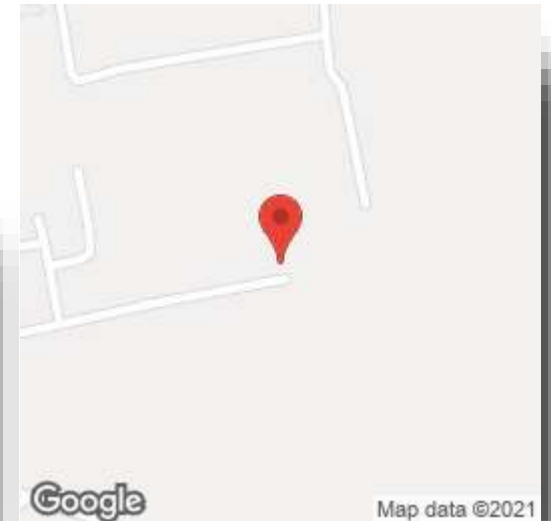
Bromley Road, Hanging Heaton Batley

- *Guide Price £235,000- £250,000* Two Bedroom Stone Built Property
- 21ft Lounge, 16ft Kitchen Diner
- Utility Room, Cellar, Home Office Area
- Two Large Bedrooms, 11ft Family Bathroom
- Extensive Gardens To The Front & Side

Tenure: Freehold EPC Rating: D

guide price

£235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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