



Douglas Avenue, Soothill Batley WF17 6HG

welcome to

Douglas Avenue, Soothill Batley

Guide Price £190,000 - £200,000 Situated on this corner plot and benefiting from delightful gardens to three sides is this well-proportioned two double bedroom detached true bungalow with an 18ft conservatory and 25ft garage. Don't miss it....view today to avoid disappointment!



Entrance Hallway

(Being L-Shaped) Upvc door to front, laminate flooring and access to loft space. Doors to accommodation.

Lounge

15' 7" x 10' 9" (4.75m x 3.28m)

Double glazed French doors to conservatory. Coving to ceiling, laminate flooring and gas central heating radiator. TV and Telephone points. Electric coal effect fire with decorative surround inlay and hearth.

Kitchen

8' 5" x 8' (2.57m x 2.44m)

Double glazed window to front. Range of wall and base units complementary work surfaces and under unit lighting. Stainless steel 1 & 1/2 sink drainer with mixer tap. Gas cooker point, plumbing for washing machine and dishwasher. Upvc door to garden.

Conservatory

18' 6" x 8' (5.64m x 2.44m)

Double glazed windows to front and sides. Double glazed French doors to garden. Air condition unit, gas central heating radiator and lighting.

Bedroom One

12' x 11' (3.66m x 3.35m)

Double glazed window to rear, gas central heating radiator and fitted wardrobes to two walls. Coving to ceiling and laminate flooring.

Bedroom Two

9' 3" x 8' 6" (2.82m x 2.59m)

Double glazed window to front. Double glazed French doors to conservatory. Coving to ceiling, laminate flooring and gas central heating radiator. Built in storage cupboard.

Shower Room

Double glazed window to front. Shower cubicle with wall mounted shower. Vanity wash hand basin with storage below. Chrome ladder style radiator, WC and tiled walls and floor where visible. Extractor fan and spotlights to ceiling.

Loft Space

Accessed via drop down ladder. Benefiting from power and light. Partly boarded.

Exterior

There is a block paved driveway providing off street parking for multiple vehicles leading to the attached garage. The front and side garden has been laid to lawn and planted with an established variety of plants, trees and shrubs. There is also a paved garden to the side with plants, trees and shrub borders with access to the detached garage.

Detached Garage

25' 1" x 10' 1" (7.65m x 3.07m)

Benefiting from an electric up and over door. Power and light. Two double glazed windows to side and door to garden.



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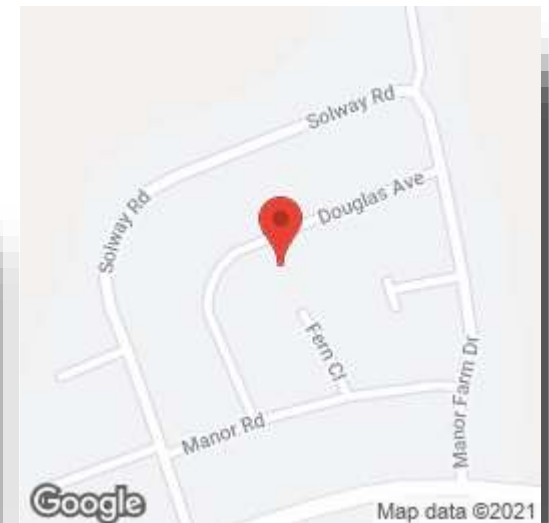
Douglas Avenue, Soothill Batley

- Guide Price £190,000 - £200,000
- Two Bedroom Detached True Bungalow
- 15ft Lounge, 18ft Conservatory
- 25ft Detached Garage, Driveway
- Popular Location

Tenure: Freehold EPC Rating: D

guide price

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS114507 - 0012

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