



Whitaker Street, Batley, WF17 5AQ

welcome to

Whitaker Street, Batley

Guide Price £300,000 - £325,000 Deceptively spacious four double bedroom detached property with a 15ft lounge, a 14ft 2nd reception room, 11ft sun room, 17ft Kitchen/diner, ground floor WC with shower, first floor bathroom. The property has a double detached garage with electric up and over door.



Entrance Hall

Door to front. Stairs to first floor landing, Doors to all accommodation.

Lounge

15' 11" x 15' 8" (4.85m x 4.78m)

Double glazed Upvc window to front. Two electric radiators, telephone and TV points. Decorative coving to ceiling.

Sun Room

11' 6" x 8' (3.51m x 2.44m)

Of Upvc and stone construction. With plastic roof. Double glazed windows to front. Gas central heating radiator.

Reception Room Three

14' 8" x 12' 8" (4.47m x 3.86m)

Two double glazed Upvc windows to rear and side. Log burner with brick fireplace. Electric radiator, telephone and TV points.

Kitchen

17' 10" x 11' 10" (5.44m x 3.61m)

Fitted kitchen with a range of wall and base units complementary work surfaces. Stainless steel 1 & 1/2 bowl sink drainer with mixer tap. Space for cooker and fridge freezer. Wall mounted cooker hood, plumbing for washing machine and dishwasher. Wall mounted boiler. Double glazed Upvc window to rear and double glazed door to rear. Gas central heating radiator.

Downstairs WC

WC, sink with mixer tap and shower cubicle with wall mounted shower. Fully tiled to all visible areas. Double glazed window to side. Gas central heating radiator.

First Floor Landing

Doors to first floor accommodation.

Bedroom One

15' 11" x 9' 10" (4.85m x 3.00m)

Double glazed Upvc window to front. Fitted wardrobes to one wall. Gas central heating radiator.

Bedroom Two

14' 10" x 10' 9" (4.52m x 3.28m)

Double glazed Upvc window to side. Fitted wardrobes to one wall. Gas central heating radiator.

Bedroom Three

11' 11" x 9' 6" (3.63m x 2.90m)

Double glazed Upvc window to rear. Gas central heating radiator.

Bedroom Four

11' 11" x 7' 9" (3.63m x 2.36m)

Double glazed Upvc window to front. Fitted wardrobes to one wall. Gas central heating radiator.

Family Bathroom

Bath with mixer tap and wall mounted shower over. WC, sink with mixer tap and chrome ladder style radiator. Fully tiled to all visible areas.

Exterior

To the front of the property there is a raised decked area, with a pebbled and plants feature. To the side of the property there is crazy paving used for parking leading to double detached garage. The double detached garage has an electric up and over door. Power and light. Stairs leading to annex.

Annex

30' 9" MAX x 16' 1" MAX (9.37m MAX x 4.90m MAX) Living area. Laminate flooring, spotlights to ceiling and double glazed Upvc window to front. Kitchen. Fitted kitchen with a range of wall and base units, complementary work surfaces. Gas hob, electric oven and sink with drainer. Spotlights to ceiling. Shower room/ Wet room. WC, sink with mixer tap and shower area with wall mounted shower. The space always also benefits from under floor heating.



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Whitaker Street, Batley

- ***GUIDE PRICE £300,000 - £325,000***
- Four Bedroom Detached
- Two Reception Rooms
- Double Detached Garage & 30ft Annex
- Driveway for multiple vehicles

Tenure: Leasehold EPC Rating: D

guide price

£300,000



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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
DWS114538 - 0005

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william h brown



01924 468900



Dewsbury@williamhbrown.co.uk



1 Market Place, DEWSBURY, West Yorkshire,
WF13 1AE



williamhbrown.co.uk

Please note the marker reflects the
postcode not the actual property