



**Cross Bank Road, Carlinghow Batley WF17 8PP**



**welcome to**

**Cross Bank Road, Carlinghow Batley**

Guide Price £275,000 - £300,000 Don't miss this beauty! Situate over three floors is this well-proportioned, inside and out, four double bedroom link detached property with extensive driveway and double detached garage. Close to all local town centres. View today!



### **Lower Ground Floor Accommodation Bedroom**

14' x 12' 9" ( 4.27m x 3.89m )

Three double glazed multi pane effect windows to rear. Gas central heating radiator, coving to ceiling and external door to side.

### **Hallway**

Built in storage cupboard and doors to all lower ground floor accommodation.

### **Home Office/ Study Area**

10' 7" x 9' 2" ( 3.23m x 2.79m )

Double glazed multi pane effect window to rear and gas central heating radiator.

### **Shower Room**

Shower cubicle with wall mounted shower. Vanity wash hand basin with mixer tap and storage below. Chrome ladder style radiator, tiled walls and floor where visible.

### **Ground Floor Accommodation Entrance Hallway**

Part double glazed Upvc door to front. Double glazed multi pane effect window to front. Gas central heating radiator, Cornicing to ceiling and telephone point. Stairs to first floor landing. Doors to ground floor accommodation.

### **Lounge**

16' 3" x 16' 3" ( 4.95m x 4.95m )

Double glazed multi pane effect window to front. Gas central heating radiator, telephone and TV points. Cornicing to ceiling, picture rail and laminate flooring. Wall lights, feature fireplace and inset wood burner with wood surround and stone hearth.

### **Kitchen Diner**

16' 5" x 16' 5" ( 5.00m x 5.00m )

Fitted kitchen with a range of wall and base units, complementary work surfaces and splash back tiling. Stainless steel 1 & 1/2 bowl sink drainer with mixer tap. Electric hob, double electric oven and wall mounted cooker hood. Wall mounted boiler, integrated dishwasher and plumbing for washing machine. Laminate flooring, two gas central heating radiators and cornicing to ceiling. Double glazed multi pane effect windows to front and rear. Upvc stable style door to garden.

### **Wc**

WC, floating wash hand basin and double glazed multi pane effect window to rear. Door leading to lower ground floor accommodation.

### **First Floor Accommodation**

#### **First Floor Landing**

Double glazed multi pane effect window to rear. Gas central heating radiator and cornicing to ceiling. Doors to first floor accommodation.

### **Master Bedroom**

16' 5" x 16' 4" ( 5.00m x 4.98m )

Double glazed multi pane effect windows to front and rear. Two gas central heating radiators, TV point and access to loft space. Laminate flooring, spotlights to ceiling and door to en suite shower room.

### **En Suite Shower Room**

Double glazed multi pane effect window to rear. Wash hand basin, WC and shower cubicle with wall mounted shower. Tiled walls where visible, laminate flooring and spotlights to ceiling. Chrome ladder style radiator.

### **Bedroom Two**

14' 5" x 9' ( 4.39m x 2.74m )

Double glazed multi pane effect window to front. Laminate flooring and spotlights to ceiling. Coving to ceiling.

### **Bedroom Three**

13' 2" x 7' 1" ( 4.01m x 2.16m )

Double glazed multi pane effect window to rear. Fitted wardrobes and storage to one wall. Gas central heating radiator, laminate flooring and coving to ceiling.

### **Family Bathroom**

Double glazed multi pane effect window to front. Wood panelled bath with mixer tap, shower attachment and wall mounted shower over. Wash hand basin, part tiled walls and ladder style radiator. Cornicing to ceiling and laminate flooring.

### **Separate Wc**

WC, floating wash hand basin with mixer tap and part clad walls. Extractor fan.

### **Exterior**

The property and driveway are accessed via wrought iron gates providing off street parking for multiple vehicles leading to the double detached garage. The front and side garden are stocked with a variety of established plants, trees and shrubs borders. The good size rear garden has a large paved area perfect for entertaining or relaxing on. The rest of the garden has been laid to lawn with established plant and shrub borders. Pond feature, outside watering tap and outside lighting. Storage unit.

### **Double Detached Garage**

20' 2" x 18' 4" ( 6.15m x 5.59m )

Benefiting from up and over doors. Lighting and stable style door to side.



**view this property online** [williamhbrown.co.uk/Property/DWS114611](http://williamhbrown.co.uk/Property/DWS114611)



**welcome to**

## **Cross Bank Road, Carlinghow Batley**

- Guide Price £275,000 - £300,000
- Four Double Bedroom Link Detached Property
- 16ft Lounge & 16ft Kitchen Diner
- En-Suite To Master Bedroom, Home Office
- Extensive Driveway, Double Detached Garage

Tenure: Freehold EPC Rating: D

guide price

**£275,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DWS114611](http://williamhbrown.co.uk/Property/DWS114611)

**see all our properties on** [zoopla.co.uk](http://zoopla.co.uk) | [rightmove.co.uk](http://rightmove.co.uk) | [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
DWS114611 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**william h brown**



**01924 468900**



[Dewsbury@williamhbrown.co.uk](mailto:Dewsbury@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**