



**Elderberry Rise, Soothill Batley WF17 6DS**



**welcome to**

**Elderberry Rise, Soothill Batley**

**\*\*\*BRAND NEW\*\*\* \*\*\*SHARED OWNERSHIP WITH A 50% SHARE\*\*\* Immaculate, well-proportioned two double bedroom town house homes close to all local amenities, schooling and bus routes.**



### **Entrance Hallway**

Double glazed composite door to front, gas central heating radiator and stairs to first floor landing.

### **Lounge**

Double glazed window to front, gas central heating radiator and TV and telephone points.

### **Kitchen Diner**

Modern cream fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Stainless steel 1 & 1/2 bowl sink drainer with mixer tap. Electric hob, electric oven and wall mounted cooker hood. Plumbing for washing machine, space for free standing fridge freezer and gas central heating radiator. Glazed window to rear and double glazed patio door to garden. Door to WC, spotlights to ceiling and laminate flooring.

### **Downstairs Wc**

WC, wash hand basin with mixer tap and gas central heating radiator. Tiled splashback and double glazed window to side.

### **Landing**

Doors to accommodation and gas central heating radiator.

### **Bedroom One**

13' 7" MAX x 10' 9" MAX ( 4.14m MAX x 3.28m MAX ) (Irregular Shaped Room)Two double glazed windows to front, gas central heating radiator and access to loft. Overstairs storage cupboard.

### **Bedroom Two**

13' 7" x 10' 2" ( 4.14m x 3.10m ) Double glazed window to rear, gas central heating radiator and telephone and TV points.

### **Family Bathroom**

Double glazed window to side, panelled bath with mixer tap, shower attachment and wall mounted shower over. WC, wash hand basin with mixer tap and splashback tiling. Chrome ladder style radiator and extractor fan.

### **Exterior**

To the front of the property there is a tarmac driveway providing off street parking for two vehicles. Enclosed good sized rear garden has been lawned for low maintenance, patio area perfect for relaxing or entertaining on. Pebbled border. Outside watering tap and outside lighting.



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## Elderberry Rise, Soothill Batley

- The price shown represents a 50% share
- Two Double Bedroom Town House
- Driveway, Downstairs WC & Enclosed Garden
- Popular location
- NO CHAIN

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

shared ownership

**£100,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DWS116245 - 0003

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