

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

# welcome to

# **Elderberry Rise, Soothill Batley**

\*\*\*BRAND NEW\*\*\* \*\*\*SHARED OWNERSHIP WITH A 60% 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

Modern cream fitted kitchen with a range of wall and base units, complementary work surfaces and spalshback 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

#### Landing

Doors to accommodation and gas central heating radiator.

#### **Bedroom One**

(Irregular Shaped Room)Two double glazed windows to front, gas central heating radiator and access to loft. Overstairs storage cupboard.

#### **Bedroom Two**

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 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 maintenace, 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 60% share
- Two Double Bedroom Town House
- INCENTIVES AVAILABLE
- Driveway, Downstairs WC & Enclosed Garden
- NO CHAIN

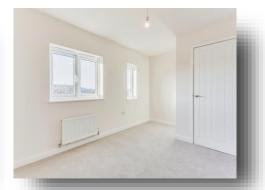
#### Tenure: Leasehold EPC Rating: B

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

£117,000







Mill Forest Way

Challenge Way

Grange Valle

Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS116339



Property Ref: DWS116339 - 0005 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.

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