



Quarry Lane, Batley WF17 0DF

welcome to

Quarry Lane, Batley

Guide Price £190,000 - £200,000 Tucked away at the head of this cul-se-sac location in Birstall is this charming two double bedroom end terrace property situated close to local town centres, amenities, bus routes, motorway connections and schooling. Won't be on long..... view today!



Entrance Lobby

Part double glazed composite door to front, laminate flooring and stairs to first floor landing.

Lounge

15' 1" x 12' (4.60m x 3.66m)

Double glazed multi pane effect window to front. Gas central heating radiator, laminate flooring and wall lights. Under stairs storage cupboard. Wall mounted modern fire.

Kitchen Diner

15' 9" x 11' 1" (4.80m x 3.38m)

Fitted kitchen with a range of wall and base units complementary work surfaces. Stainless steel circular sink drainer with mixer tap. Five ring gas hob, electric oven and wall mounted cooker hood. Plumbing for washing machine. Gas central heating radiator. Stone flooring. Double glazed multi pane effect windows to rear and side. Upvc stable style door to rear.

Conservatory

15' 8" x 10' 2" (4.78m x 3.10m)

Of part timber construction. Double glazed windows to three sides. Gas central heating radiator, varnished floor boards and pitched roof. Double doors to front.

First Floor Landing

Double glazed multi pane effect window to side. Overstairs storage cupboard. Gas central heating radiator. Doors to first floor accommodation.

Bedroom One

15' 4" x 12' (4.67m x 3.66m)

Double glazed multi pane effect window to front. Gas central heating radiator and door to en-suite shower room.

En-Suite Shower Room

Shower cubicle with wall mounted shower. Wash hand basin, WC and spotlights to ceiling.

Bedroom Two

10' 1" x 9' 6" (3.07m x 2.90m)

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

Bathroom

Double glazed multi pane effect window to front. Panelled bath with mixer tap with wall mounted shower over. Tiled walls where visible. Chrome ladder style radiator, Vanity wash hand basin with mixer tap and storage below. WC and access to loft space.

Exterior

To the front of the property there is a good sized lawned garden stocked with a variety of plant and shrub borders. Tarmac driveway providing off street parking leading to the double detached garage. There is a small stone paved rear garden. Outside watering tap.



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Quarry Lane, Batley

- Guide Price £190,000 - £200,000
- Two Double Bedroom End Terrace Property
- 15ft Lounge, 15ft Kitchen Diner
- 15ft Conservatory, Modern Bathroom
- En-Suite To Master, Double Detached Garage

Tenure: Freehold EPC Rating: E

guide price

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS116513 - 0004

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