



Gothic House, Batley Field Hill, Batley WF17 0LE

welcome to

Gothic House, Batley Field Hill, Batley

THIS IS TRULY A ONE OFF! OUTSTANDING PROPERTY... WANT TO OWN IT? Guide Price £320,000 - £335,000 Only by viewing will you appreciate the work that have gone into transforming this stunning property...don't miss it!



Entrance Hallway

Composite door to front, double doors to lounge and spotlights to ceiling. Polished floor boards, doors to ground floor accommodation and stairs to first floor landing.

Reception One

16' 3" x 14' 6" (4.95m x 4.42m)

Two double glazed sash style windows to front, gas central heating radiator and original built in storage cupboards. Stone built fireplace, polished floor boards and access to cellar space which is ideal for storage. TV point and deep skirting boards.

Reception Two

15' 2" MAX x 13' 6" (4.62m MAX x 4.11m)

Double glazed mullions window to rear, fireplace with tiled inlay and hearth, marble fire surround. Covings to ceiling, ceiling rose and deep skirting boards. Gas central heating radiator and telephone point.

Kitchen Diner

18' 9" x 8' 9" (5.71m x 2.67m)

Modern stainless steel kitchen with matching work tops. Stainless steel sink drainer with mixer tap. Induction hob, electric oven and integrated dishwasher. Wall mounted cooker hood, modern tall radiator and tiled flooring. Double glazed sash style window to side and access to boiler.

Conservatory/ Snug

13' 3" x 9' 5" (4.04m x 2.87m)

Benefiting from double glazed French doors to garden, pitched roof and tiled flooring. Wall lights, double glazed windows to rear and side.

First Floor Landing

Access to loft space which has been partly boarded. Tiled flooring and spotlights to ceiling. Doors to first floor accommodation.

Bedroom One

19' 7" MAX x 13' 2" MAX (5.97m MAX x 4.01m MAX)

Double glazed window to side, gas central heating radiator and double glazed skylight window to rear. Polished floor boards.

Bedroom Two

18' 1" x 8' 7" (5.51m x 2.62m)

Double glazed window to rear, wood flooring and gas central heating radiator.

Bedroom Three

13' 7" MAX x 13' (4.14m MAX x 3.96m)

Double glazed skylight window to front, exposed wood floor boards.

Family Bathroom

Modern fitted bathroom suite. Double glazed skylight window to front. Free standing bath with mixer tap and shower attachment. Double shower cubicle with designer shower over. Marble wash hand basin, gas central heating radiator and towel warmer. WC, part tiled walls and tiled floor. Spotlights to ceiling.

Exterior

There is a tarmac driveway leading to the double wrought iron gates with intercom access. Further tarmac area leading to decked areas perfect for entertaining friends and family. Raised flower beds stocked with plant and shrubs. Timber built bar and hot tub area, atmospheric lighting and numerous power points. The garden has various settings for outdoor lighting. The water features gives a sense of tranquility to the garden. Side access gate leading to the side and rear of the property. The enclosed lawned rear garden faces in a southerly direction with established plant and shrub borders. Good sized raised decked areas perfect for relaxing or entertaining on. The garden also benefits from outside lighting, power points and watering tap. Storage unit which houses the washer and dryer with plumbing for washing machine.



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Gothic House Batley Field Hill, Batley

- Guide Price £320,000 - £335,000
- Three Double Bedroom Semi-Detached Property
- Two Reception Rooms, 13ft Conservatory
- 18ft Kitchen Diner, Family Bathroom
- Outstanding Gardens

Tenure: Freehold EPC Rating: E

guide price

£320,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS116543 - 0004

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william h brown



01924 468900



Dewsbury@williambrown.co.uk



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



williambrown.co.uk