

Highfield Court, Soothill Batley WF17 6HR



## welcome to

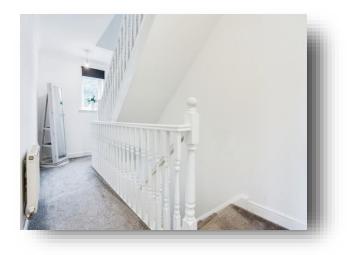
# **Highfield Court, Soothill Batley**

WANT A WELL PRESENTED AND PROPORTIONED PROPERTY IN A POPULAR, EXCLUSIVE CUL-DE-SAC IN SOOTHILL, BATLEY THAT YOU CAN JUST TURN THAT KEY AND MOVE IN? THEN VIEW THIS BEAUTY Guide Price £270,000 - £285,000

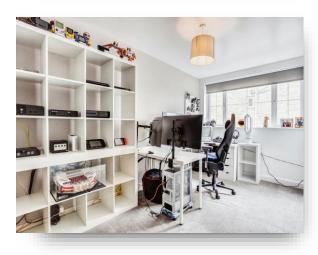












#### **Ground Floor Accommodation**

#### **Entrance Hallway**

Composite door to front, built in cloaks/ storage cupboard and doors to ground floor accommodation. Stairs to first floor landing, double glazed windows to side and gas central heating radiator. Coving to ceiling.

#### **Kitchen Diner**

#### 15' 5" x 11' 1" ( 4.70m x 3.38m )

Modern fitted white gloss kitchen with a range of wall and base units, complementary work surfaces and stainless steel sink drainer with mixer tap. Gas hob, fan assisted electric oven and extractor hood. Integrated washing machine, dishwasher and fridge freezer. Cupboard housing the boiler, ladder style radiator and spotlights to ceiling. Double glazed window to rear and double glazed French doors to garden.

#### Cloakroom

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

#### **Reception Two/ Bedroom Five**

17' 9" x 8' 6" ( 5.41m x 2.59m ) Double glazed window to front and modern tall radiator.

#### **First Floor Accommodation**

#### Landing

Double glazed window to side, gas central heating radiator and coving to ceiling. Doors to first floor accommodation and stairs to top floor accommodation.

#### **Bedroom One**

11' 6" MAX x 11' 1" MAX ( 3.51m MAX x 3.38m MAX ) Double glazed window to rear, gas central heating radiator and door to en suite shower room.

#### **En Suite Shower Room**

Double glazed window to rear, shower cubicle with concealed shower unit and wash hand basin with mixer tap. WC, extractor fan and shaver point. Spotlights to ceiling, gas central heating radiator and splashback tiling.

#### Lounge

15' 5" x 11' (4.70m x 3.35m)

Double glazed multi pane effect window to front with far reaching views across Batley, Dewsbury and beyond. Gas central heating radiator, telephone and TV point. Coving to ceiling and double glazed French doors to Juliet balcony.

#### **Top Floor Landing**

Access to loft space, doors to top floor accommodation and gas central heating radiator.

### **Bedroom Two**

15' 5" MAX x 10' 9" ( 4.70m MAX x 3.28m ) Two double glazed windows to front with far reaching views across Batley, Dewsbury and beyond. Gas central heating radiator.

#### **Bedroom Three**

11' 2" x 8' 2" ( 3.40m x 2.49m ) Double glazed window to rear, built in storage cupboard and gas central heating radiator.

### **Bedroom Four**

7' 6" x 7' 2" ( 2.29m x 2.18m ) Double glazed window to rear and gas central heating radiator.

#### **Family Bathroom**

Double glazed window to side, panelled bath with wall mounted shower over. Wash hand basin with mixer tap, WC and extractor fan. Spotlights to ceiling, built in storage cupboard and splash back tiling.

#### Exterior

To the front of the property there is a double block paved driveway providing off street parking for multiple vehicles. Side access gate to the rear of the property. Outside power points. The enclosed rear garden has been fences and has a stone paved sitting area to relax or entertain on. The rest of the garden has been lawned with plant and shrub borders. There is also outside lighting and water tap.





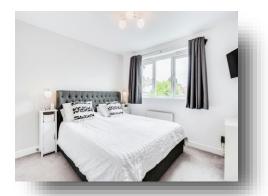
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# **Highfield Court, Soothill Batley**

- Guide Price £270,000 £285,000
- Four / Five Bedroom Semi-Detached Town House
- One / Two Reception Rooms ,15ft Kitchen Diner
- G/F WC, En-Suite To Master & Family Bathroom
- Cul-De-Sac Location

Tenure: Freehold EPC Rating: C

guide price **£270,000** 



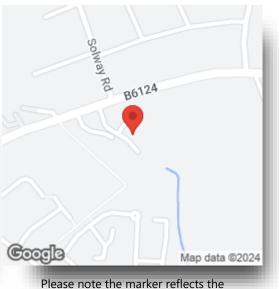


## view this property online williamhbrown.co.uk/Property/DWS116639



Property Ref: DWS116639 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



postcode not the actual property

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