



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 fenced 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS116639 - 0004

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