



Follingworth Road, Soothill Batley WF17 6HN



welcome to

Follingworth Road, Soothill Batley

Guide Price £225,000 - £235,000 . OUR HOUSE ... IN THE MIDDLE OF THE STREET... Situated in a cul-de-sac in this really popular, sought after area and rare to come to market. So... don't miss it....view today to avoid disappointment!



Entrance Lobby

Upvc door to front, built in storage cupboard and laminate flooring.

Lounge

16' 5" x 11' 2" (5.00m x 3.40m)

Double glazed window to front, Tv point and gas central heating radiator. Wall lights, inset log effect fire with remote control.

Dining Area

9' 1" x 6' 9" (2.77m x 2.06m)

Double glazed window to side, gas central heating radiator and wall light. Open to lounge.

Rear Hallway

Timber door to garden, two good sized storage cupboards.

Kitchen

11' 2" x 8' 5" (3.40m x 2.57m)

Light grey fitted kitchen with a range of wall and base units, under unit and floor lighting.

Complementary work surfaces and splashback tiling. Stainless steel 1 & 1/2 bowl sink drainer with mixer tap. Gas hob, electric oven and gas central heating radiator. Integrated dishwasher and laminate flooring.

First Floor Landing

Double glazed window to side, access to loft space and built in storage cupboard. Gas central heating radiator and doors to first floor accommodation.

Bedroom One

12' 1" Into Wardrobes x 11' 1" (3.68m Into Wardrobes x 3.38m)

Double glazed window to front, built in wardrobes, chest of drawers and overhead storage to one wall. Gas central heating radiator.

Bedroom Two

12' x 10' 8" (3.66m x 3.25m)

Double glazed window to rear, built in wardrobes to one wall and gas central heating radiator.

Bedroom Three

8' 9" x 6' 9" (2.67m x 2.06m)

Double glazed window to front and gas central heating radiator.

Family Bathroom

Modern fitted bathroom suite with two double glazed windows to rear, p shaped panelled bath with mixer tap, shower attachment and wall mounted shower over. Vanity wash hand basin with mixer tap and storage below. Chrome ladder style radiator, WC and tiled walls and floor where visible. Spotlights to ceiling and cupboard housing the boiler.

Exterior

To the front of the property there is a lawned garden with plant and shrub borders, driveway to side providing off street parking for multiple vehicles. The enclosed rear garden has a good sized decked area perfect to relax or entertain on and the rest of the garden has been lawned. Built in storage cupboard built in the side of the property. The rear garden also benefits from outside lighting, power points and access to the detached garage.

Detached Garage

17' 7" x 9' 3" (5.36m x 2.82m)

Accessed via double doors, benefiting from power and light. Window to side.



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Follingworth Road, Soothill Batley

- Guide Price £225,000 - £235,000
- Three Bedroom Semi-Detached Property
- 16ft Lounge, 9ft Dining Area, 11ft Kitchen
- Modern Family Bathroom
- Driveway, Detached Garage

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1957. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS116709 - 0003

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