



**Staincliffe Hall Road, Batley WF17 7QX**



**welcome to**

**Staincliffe Hall Road, Batley**

READY TO GET YOUR FOOT ON THE PROPERTY LADDER OR LOOKING FOR SOMETHING TO DOWNSIZE INTO? THEN VIEW THIS CHARMING COTTAGE TODAY!!! Guide Price £130,000 - £140,000



### **Lounge**

14' 2" x 13' 3" ( 4.32m x 4.04m )

Fireplace with inset gas coal effect fire, beam to ceiling and open plan stairs to first floor. Door to kitchen, radiator and double glazed window and timber door to front. TV point.

### **Dining Room / Bedroom 3**

7' 6" x 9' 3" ( 2.29m x 2.82m )

Built-in cupboard, radiator and double glazed window to rear.

### **Kitchen Diner**

16' 2" x 11' 5" ( 4.93m x 3.48m )

Fitted with a range of wall and base units with complementary work surfaces, stainless steel sink and tiled splashback. Electric oven , gas hob and cooker hood over. Plumbing for washing machine and dishwasher and beam to ceiling. cupboard housing boiler, door to cellar and door to home office / dining room. Double glazed window and timber door to rear.

### **Landing**

Loft access. Doors to first floor accommodation

### **Bedroom One**

11' 11" x 9' 6" ( 3.63m x 2.90m )

Fitted wardrobes with over head storage to one wall, radiator and double glazed window to rear. Door to:

### **En Suite Shower**

WC, wash hand basin and shower cubicle with concealed shower unit, tiled walls where visible and spotlights to ceiling.

### **Bedroom Two**

7' 4" x 12' 2" ( 2.24m x 3.71m )

Built-in wardrobe with over head storage to one wall, radiator and double glazed window to front.

### **Bathroom**

WC, wash hand basin, wood panelled bath, radiator, extractor fan and spotlights to ceiling.

### **Exterior**

To the front of the property there is paved driveway providing off street parking and to the rear is an private enclosed garden.

### **Cellar**

Benefiting from power, light and window to the rear.



***view this property online*** [williamhbrown.co.uk/Property/DWS116736](http://williamhbrown.co.uk/Property/DWS116736)



welcome to

## Staincliffe Hall Road, Batley

- Guide Price £130,000 - £140,000
- Two Bedroom Mid Terrace Cottage
- 14ft Lounge, 16ft Kitchen Diner
- Bathroom & En-Suite Shower To Master
- Driveway To Front, Garden To Rear

Tenure: Freehold EPC Rating: D

# £130,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DWS116736](http://williamhbrown.co.uk/Property/DWS116736)



Property Ref:  
DWS116736 - 0006

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.



william h brown



**01924 468900**



[Dewsbury@williamhbrown.co.uk](mailto:Dewsbury@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**