



**Stoney Lane, Batley WF17 0LS**

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## **Stoney Lane, Batley**

Situated on this popular road in the ever sought after area of Upper Batley and rare to the market is this well-presented four-bedroom detached property. Don't Delay... View Today!



### Entrance Hall

Part double glazed Upvc door to front, stairs to first floor landing and understairs storage cupboard. Doors to accommodation and gas central heating radiator.

### Kitchen

17' 4" x 10' 7" ( 5.28m x 3.23m )  
Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Stainless steel sink drainer. Gas hob, wall mounted cooker hood and double oven. Integral fridge freezer. Cladded walls, gas central heating radiator and double glazed window to rear. Archway to utility room.

### Utility Room

Wall and base units, complementary work surfaces and splashback tiling. Stainless steel sink drainer. Space for dishwasher, part cladded walls and double glazed window to rear. Double glazed door to garden.

### Ground Floor Wc

WC, vanity wash hand basin with mixer tap and storage below. Tiled walls and floor where visible. Chrome ladder style radiator and double glazed window to rear. Spotlights to ceiling and extractor fan.

### Integral Garage

Window to side, power and light. Benefits from an electric roller up and over door. Plumbing for washing machine, space for tumble dryer and wall mounted boiler.

### Lounge Diner

24' 5" x 12' 3" ( 7.44m x 3.73m )  
Double glazed bay window to front. double glazed sliding doors to rear and three gas central heating radiators. Wall lights, tv point and feature stone gas fire place with tiled hearth.

### Reception Two

21' 10" x 15' ( 6.65m x 4.57m )  
Double glazed window to front, double glazed window to rear and double glazed door to rear. Cladded walls and gas central heating radiator.

### First Floor Landing

Doors to accommodation, double glazed window to side and loft access via drop down ladder with lighting.

### Bedroom One

12' 3" x 10' 8" ( 3.73m x 3.25m )  
Double glazed window to front, gas central heating radiator and door to en suite shower room. Built in wardrobes to one wall.

### En Suite Shower Room

Double glazed window to front, WC vanity wash hand basin with mixer tap and storage below. Under unit lighting and corner shower cubicle with wall mounted shower attachment. Spotlights to ceiling and extractor fan

### Bedroom Two

11' 7" x 10' 3" ( 3.53m x 3.12m )  
Double glazed window to side and gas central heating radiator.

### Bedroom Three

11' 7" x 10' 1" ( 3.53m x 3.07m )  
Double glazed window to side and gas central heating radiator.

### Bedroom Four

9' 6" x 7' 5" ( 2.90m x 2.26m )  
Double glazed window to rear and gas central heating radiator. Fitted wardrobes to one wall.

### Family Bathroom

Double glazed window to side and rear. Corner bath with mixer tap and wall mounted shower over. WC, and vanity wash hand basin with mixer tap and storage to two walls. Chrome ladder style radiator, spotlights to ceiling and extractor fan. Tiled walls and floor where visible. Underfloor heating.

### Exterior

The property sits on a good size plot with wrap around gardens to three sides. To the front of the property there is a driveway providing off street parking for one car leading to the integral garage. The rest of the front garden is lawned with well established plant, tree and shrub borders. The enclosed rear garden is lawned, paved and decked perfect to relax on and stocked with established plant, tree and shrub borders. Outside lighting, power point and water tap.



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## Stoney Lane, Batley

- \*\*\*Guide £375,000 - £400,000 \*\*\*
- Four Bedroom Detached Property
- Two Reception Rooms
- Driveway & Integral Garage
- Downstairs WC& En Suite

Tenure: Freehold EPC Rating: D

guide price

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DWS116841 - 0006

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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](https://williamhbrown.co.uk)**