



**Halifax Road, Batley WF17 7BH**



**welcome to**

**Halifax Road, Batley**

Tucked away on Halifax Road, Batley is this well-proportioned one double bedroom semi-detached true bungalow situated close to all amenities, schooling, public transport and town centres!!



### **Kitchen**

10' 1" MAX x 9' 7" MAX ( 3.07m MAX x 2.92m MAX )

Fitted kitchen with a range of wall and base units, complementary work surfaces and part tiled walls. Circular sink and drainer. Electric cooker point and wall mounted cooker hood. Plumbing for washing machine, extractor fan and gas central heating radiator. Laminate flooring, upvc stable style door to front and double glazed multi pane window to side.

### **Inner Hallway**

( Being L-Shaped ) Radiator and access to loft space.

### **Lounge**

17' 2" x 15' 8" ( 5.23m x 4.78m )

Double glazed multi pane effect window to front, single glazed multi pane window to rear and double glazed port hole window to front. Two radiators, telephone and TV points and beam to ceiling.

### **Bedroom**

13' To Wardrobes x 7' 9" MAX ( 3.96m To Wardrobes x 2.36m MAX )

Double glazed multi pane effect window to front, built in wardrobes and storage to one wall. Radiator.

### **Shower Room**

Double glazed multi pane effect window to side, tiled shower cubicle with wall mounted shower. Vanity wash hand basin with mixer tap and storage below. WC, extractor fan and wall mounted boiler. Radiator and built storage cupboard. Tiled walls and tiled floor.

### **Exterior**

No outdoor space. On street parking.



***view this property online*** [williamhbrown.co.uk/Property/DWS116990](http://williamhbrown.co.uk/Property/DWS116990)



**welcome to**

## **Halifax Road, Batley**

- One Bedroom Semi-Detached True Bungalow
- 17ft Lounge, 10ft Kitchen
- 13ft Bedroom, Shower Room
- Central Location
- 

Tenure: Freehold EPC Rating: E

# £100,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DWS116990](https://williamhbrown.co.uk/Property/DWS116990)



Property Ref:  
DWS116990 - 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.



**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)**