



High Street, Hanging Heaton Batley WF17 6DX

welcome to

High Street, Hanging Heaton Batley

MORE THAN MEETS THE EYE!! Guide Price £160,000 - £170,000 WANT AN END TERRACE IN HANGING HEATON WITH GOOD-SIZED PROPORTIONS, CLOSE TO ALL LOCAL TOWN CENTRES AND NO CHAIN? THEN VIEW TODAY



Entrance Lobby

Part double glazed composite door to front, paved flooring and stairs to first floor landing. Doors to accommodation.

Lounge

15' 5" x 14' 4" (4.70m x 4.37m)

Double glazed window to front with views across Batley and beyond. TV point and ceiling rose.

Kitchen Diner

15' 2" x 11' 6" (4.62m x 3.51m)

Fitted kitchen with a range of wall and base units, complementary work surfaces. Butler style sink with mixer tap. Electric cooker point, space for range cooker and wall mounted cooker. Access to boiler, gas central heating radiator and integrated fridge freezer. Spotlights to ceiling, access to cellar via storage cupboard. Composite door to garden,

First Floor Landing

Access to loft space and doors to first floor accommodation.

Bedroom One

14' 5" x 8' 7" (4.39m x 2.62m)

Double glazed window to front with views across Batley and beyond. Gas central heating radiator and TV point.

Bedroom Two

14' 6" MAX x 9' 4" MAX (4.42m MAX x 2.84m MAX)

Double glazed windows to front and rear, gas central heating radiator and TV point.

Bedroom Three

9' 3" MAX x 6' 5" MAX (2.82m MAX x 1.96m MAX)

Double glazed window to rear and gas central heating radiator.

Bathroom

Double glazed window to rear. Tiled bath with mixer tap and wall mounted shower. WC, gas central heating radiator and spotlights to ceiling. Tiled walls and floor where visible.

Exterior

There is a tiered rear garden with various areas including decked, paved and pebble areas. Outside water tap.



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High Street, Hanging Heaton Batley

- Guide Price £160,000 - £170,000
- Three Bedroom End Terrace Property
- 15ft Lounge, 15ft Kitchen Diner
- Modern Bathroom, Cellar Space
- Rear Garden, No Chain

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1889. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS116948 - 0004

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