



**Rose Bank Street, Carlinghow Batley WF17 8PW**



**welcome to**

**Rose Bank Street, Carlinghow Batley**

Guide Price £150,000 - £160,000 WANT A READY MADE THREE BEDROOM PROPERTY CLOSE TO ALL AMENITIES WITH THE ADDED BONUS OF A CONSERVATORY ON THE BACK? THEN... VIEW THIS BEAUTY



**Entrance Lobby**

Upvc door to front, laminate flooring and stairs to first floor landing. Gas central heating radiator.

**Lounge**

16' x 11' 5" ( 4.88m x 3.48m )

Double glazed window to front, gas central heating radiator and TV point. Inset electric pebble effect fire.

**Kitchen**

14' 6" x 7' ( 4.42m x 2.13m )

Fitted white gloss kitchen with a range of wall and base units, complementary work surfaces and splash backs. Asterite sink drainer with mixer tap. Gas hob and electric oven. Integrated fridge and washing machine. Double glazed window to conservatory. Under stairs storage cupboard housing the boiler.

**Conservatory**

13' 8" x 6' 9" ( 4.17m x 2.06m )

Of part Upvc construction. Double glazed window to rear and sides, laminate flooring. Double glazed French doors to garden.

**First Floor Landing**

Access to loft space and doors to first floor accommodation.

**Bedroom One**

13' 9" MAX x 9' 6" MAX ( 4.19m MAX x 2.90m MAX )

Double glazed window to front and gas central heating radiator.

**Bedroom Two**

9' 2" MAX x 9' ( 2.79m MAX x 2.74m )

Double glazed window to rear and gas central heating radiator.

**Bedroom Three**

6' 9" x 5' 4" ( 2.06m x 1.63m )

Double glazed window to front and gas central heating radiator.

**Shower Room**

Double glazed window to rear. Shower cubicle with wall mounted shower, WC and wash hand basin with mixer tap. Spotlights to ceiling, gas central heating radiator and splashback Upvc panelling to walls.

**Exterior**

To the front of the property there is a small raised garden laid to purple slate, side access to rear. The rear garden has a raised timber decked area. Timber shed to remain.



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## **Rose Bank Street, Carlinghow Batley**

- Guide Price £150,000 - £160,000
- Three Bedroom End Terrace Property
- 16ft Lounge, 14ft White Gloss Kitchen
- 13ft Conservatory, Shower Room
- Garage En Bloc, No Through Road

Tenure: Freehold EPC Rating: D

# £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DWS117063 - 0003

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