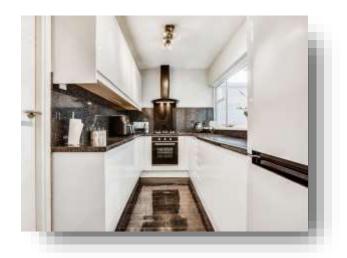


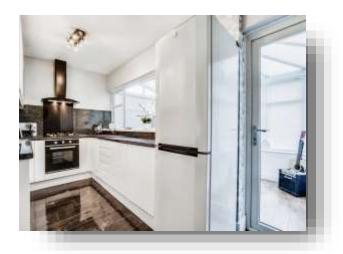
**Rose Bank Street, Carlinghow Batley WF17 8PW** 

## 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  $\times$  9' 6" MAX ( 4.19m MAX  $\times$  2.90m MAX ) Double glazed window to front and gas central heating radiator.

#### **Bedroom Two**

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





### welcome to

## **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

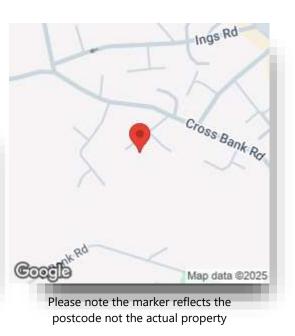
Tenure: Freehold EPC Rating: D

£150,000









view this property online williamhbrown.co.uk/Property/DWS117063



Property Ref: DWS117063 - 0003 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 quidance only and as such must be considered incorrect. Potential buyers 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

are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or and boundaries of the property and other important matters before exchange of contracts.





01924 468900



Dewsbury@williamhbrown.co.uk



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



williamhbrown.co.uk

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