



Wood Lane, Hanging Heaton Batley WF17 6EF

welcome to

Wood Lane, Hanging Heaton Batley

Guide Price £290,000 - £310,000 TUCKED AWAY LOCATION AND SUITABLE FOR ALL TYPES OR BUYERS BE YOU A FTB, UPSIZER OR EVEN DOWNSIZER THIS HAS YOUR NAME ON IT!! DO NOT MISS THIS BEAUTY.... VIEW TODAY!



Entrance Hallway

Part double glazed composite door to front, double glazed multi pane window to front and laminate flooring. Dado rail, panelling to walls, understairs storage cupboard housing the boiler and stairs to first floor landing.

Lounge

15' 9" x 11' 8" (4.80m x 3.56m)

Double glazed lead effect dual aspect windows to front and rear, radiator and TV point. Coving to ceiling, double glazed French doors to conservatory.

Kitchen Diner

11' 8" x 10' (3.56m x 3.05m)

Fitted kitchen with a range of wall and base units, complementary work surfaces and laminate splashbacks . Stainless steel 1 & 1/2 sink drainer with mixer tap. Electric hob, electric oven and wall mounted cooker hood. Integrated microwave, dishwasher and washing machine. Gas central heating radiator, laminate flooring and double glazed lead effect dual aspect windows to front and rear. Part double glazed Upvc door to garden.

Conservatory

9' 9" x 9' 1" (2.97m x 2.77m)

Of part Upvc construction. Double glazed windows to front, rear and sides. Fitted blinds, laminate flooring, lighting and pitched roof. Door to garden.

First Floor Landing

Access to loft space, dado rail and part panelling to walls. Doors to first floor accommodation.

Bedroom One

15' 7" x 9' 9" (4.75m x 2.97m)

double glazed lead effect dual aspect windows to front and rear with far reaching views across Batley and beyond. Gas central heating radiator, fitted wardrobes and shelving to three walls. TV point and coving to ceiling.

Bedroom Two

11' 9" x 6' 8" (3.58m x 2.03m)

Double glazed lead effect dual aspect windows to rear with far reaching views across Batley and beyond. Fitted wardrobes and bedside table to two walls, coving to ceiling and gas central heating radiator. TV point.

Bedroom Three

9' 8" x 8' 8" (2.95m x 2.64m)

Double glazed lead effect window to front, gas central heating radiator and coving to ceiling.

Family Bathroom

Double glazed lead effect window front. Panelled bath with mixer tap and concealed shower unit over. Vanity wash hand basin with mixer tap and storage below. Chrome ladder style radiator and tiled walls and floor where visible.

Separate Wc

Double glazed lead effect window to front, WC and spotlights to ceiling. Part tiled walls and coving to ceiling.

Exterior

The property is access via wrought iron gates leading onto the block paved driveway providing off street parking for multiple vehicles leading onto the detached garage. The enclosed wrap around garden is mainly lawned to the front and Indian stone paved to the rear. The rear garden also has far reaching views across Batley and beyond. The garden is stocked with established plant and shrubs. Outside lighting and water tap.

Detached Garage

15' 8" x 12' 2" (4.78m x 3.71m)

Benefiting from power and light, power, light and window to side.



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Wood Lane, Hanging Heaton Batley

- Guide Price £290,000 - £310,000
- Three Bedroom Detached Property
- 15ft Lounge, 15ft Kitchen Diner
- 9ft Conservatory, Detached Garage
- Wrap Around Gardens

Tenure: Freehold EPC Rating: D

guide price

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS117068 - 0005

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