



Thorncliffe Road, Staincliffe Batley WF17 7AS

welcome to

Thorncliffe Road, Staincliffe Batley

Guide Price £260,000 - £275,000 LOOKING FOR SOMETHING THAT IS QUIRKY, CHARMING, CHARACTERFUL, DECEPTIVELY WELL-PROPORTIONED AND NO ONE ELSE WILL HAVE THE SAME AS? THEN DON'T MISS THIS WONDERFUL COTTAGE PROPERTY



Entrance Lobby

Part double glazed Upvc door to front and laminate flooring.

Lounge

16' 3" x 14' 6" (4.95m x 4.42m)

Decorative brick built fireplace, three gas central heating radiators and beams to ceiling. TV point, laminate flooring and stairs to first floor landing. Open to conservatory.

Dining Room/ Reception Two

13' 3" x 10' 4" (4.04m x 3.15m)

Two multi pane effect double glazed windows to rear, feature exposed stone walls and laminate flooring. Beam to ceiling and wall lights.

Reception Room

15' 6" x 10' (4.72m x 3.05m)

Double glazed multi pane effect window to front, part double glazed upvc door to side and laminate flooring. Gas central heating radiator.

Kitchen

11' 6" x 10' (3.51m x 3.05m)

Fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. 1 & 1/2 bowl porcelain sink drainer with mixer tap. Gas cooker point, plumbing for washing machine and dishwasher. Tall radiator, beam to ceiling stone flooring. Double glazed multi pane effect windows to rear and side. Part double glazed Upvc door to rear.

Conservatory

13' 5" x 9' 4" (4.09m x 2.84m)

Of Part Upvc construction, double glazed windows to front and sides. Lighting, laminate flooring and gas central heating radiator. Pitched roof. Double glazed French doors to garden.

Ground Floor Bedroom

9' 8" x 7' 9" (2.95m x 2.36m)

Double glazed multi pane effect window to rear, gas central heating radiator and laminate flooring. Beams to ceiling and door to WC.

Ground Floor Wc

WC, floating wash hand basin with mixer tap. Tiled walls where visible and laminate flooring.

First Floor Landing

Access to loft space, gas central heating radiator and beams to ceiling. Doors to first floor accommodation.

Bedroom

14' 2" MAX x 11' 6" MAX (4.32m MAX x 3.51m MAX)

Double glazed multi pane effect windows to front and side. Gas central heating radiator, sliding door fitted wardrobes to one wall and further built in wardrobes/ storage to one wall. Beams to ceiling.

Bedroom

13' 6" x 8' 7" (4.11m x 2.62m)

Double glazed multi pane effect windows to rear and side. Gas central heating radiator and beams to ceiling.

Family Bathroom

Double glazed window to rear, panelled bath with mixer and shower attachment. Corner shower cubicle with wall mounted shower and shower attachment. Vanity wash hand basin with mixer tap and storage units. WC, laminate flooring and beams to ceiling. Tiled walls where visible and spotlights to ceiling.

Exterior

To the front of the property there is a driveway providing off street parking for multiple vehicles, further driveway to the rear of the property. The front garden has a southerly aspect to it and has been pebbled for low maintenance with plant and shrub borders. The enclosed rear garden has hard standing and paved area with vegetable patch and storage shed which has power and light. Outside water tap, further pebbled area to the rear. Side access gate.



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Thorncliffe Road, Staincliffe Batley

- Guide Price £260,000 - £275,000
- Charming Three Double Bedroom Semi-Detached Cottage
- Three Reception Rooms, 13ft Conservatory
- 11ft Kitchen, G/F WC, Two Driveways
- Popular Location

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS117200 - 0005

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