

White Lee Road, White Lee Batley WF17 8AA

welcome to

White Lee Road, White Lee Batley

Guide Price £150,000 - £160,000 READY TO FLY THE NEST OR DOWNSIZE? GARDEN ENTHUSIAST? WANTING A PROPERTY THAT YOU CAN JUST TURN THE KEY AND MOVE INTO? THEN VIEW ROSE COTTAGE TODAY! DON'T MISS IT!













Entrance Lobby

Composite door to front, gas central heating radiator and stairs to first floor landing.

Lounge Kitchen

17' 5" x 14' 2" (5.31m x 4.32m)

Light grey gloss fitted kitchen with a range of wall and base units, complementary work surfaces and splashback tiling. Stainless steel sink drainer with mixer tap. Electric hob, electric oven and plumbing for washing machine. Gas central heating radiator, double glazed windows to front and rear. Part spotlights to ceiling. Feature stone fireplace, access to cellar which is ideal for storage and houses both gas & electric meters and wall mounted boiler.

First Floor Landing

Access to loft space via drop down ladder and has lighting. Doors to first floor accommodation.

Bedroom One

11' 7" x 10' 6" (3.53m x 3.20m)

Double glazed window to front with far reaching views onto Heckmondwike and beyond, beam to ceiling and gas central heating radiator.

Bedroom Two

11' 7" x 7' 5" (3.53m x 2.26m)

Double glazed window to rear, beam to ceiling and gas central heating radiator.

Shower Room

Modern shower room. Double glazed window to front, shower cubicle with Upvc panelling and concealed shower unit. WC, wash hand basin with mixer tap with storage below. Chrome ladder style radiator and part tiled walls.

Exterior

To the front of the property there is a lawned garden which is stocked with plant and shrubs. Outside water tap and side access to the rear of the property. The rear garden has also been lawned with a decked area to relax or entertain on and is stocked with plant and shrubs and plumb tree. Outside water tap.





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- Guide Price £150,000 £160,000
- Two Bedroom End Terrace Cottage Property
- 17ft Open Plan Lounge Kitchen
- Cellar Space, Modern Shower Room
- Front & Rear Gardens

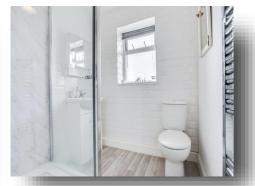
Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

£150,000







Hollinbank Ln

Google

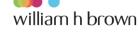
Map data ©2025

Please note the marker reflects the postcode not the actual property

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Property Ref: DWS117287 - 0007 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 guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 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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