



**White Lee Road, White Lee, Batley WF17 8AA**

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## **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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## White Lee Road, White Lee Batley

- 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**



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