



France Street, Soothill Batley WF17 6NU

welcome to

France Street, Soothill Batley

GUIDE PRICE *** £240,000 - £250,000 ***A versatile and larger than average four double bedroom mid terrace town house arranged over four floors so a lot of bang for your buck! Don't miss this beautyview today!



Lower Ground Floor Accommodation

Entrance Hallway

Laminate flooring, part double glazed Upvc door to front and gas central heating radiator. Understairs storage cupboard. Stairs to ground floor accommodation. Doors to lower ground floor accommodation.

Kitchen Diner

18' 4" x 14' 6" (5.59m x 4.42m)

Modern fitted kitchen with a range of wall and base units, including glass display cabinets. contemporary complementary work surfaces and under unit lighting. Asterite sink drainer with mixer tap. Wall mounted cooker hood, gas cooker point and space for range cooker. Integrated dishwasher and fridge. Gas central heating radiator, spotlights to ceiling and TV point. Door to garden and double glazed window to rear.

Study

8' MAX x 6' 8" (2.44m MAX x 2.03m)

Gas central heating radiator.

Utility Room

10' x 8' (3.05m x 2.44m)

Double glazed window to front, plumbing for washing machine and dishwasher. Wall mounted boiler and gas central heating radiator.

Ground Floor Accommodation

Entrance Hallway

Composite door to front, double glazed window to side and gas central heating radiator. Laminate flooring. Doors to ground floor accommodation. Stairs to first floor accommodation.

Cloakroom

Vanity wash hand basin with mixer tap and storage below, WC and part tiled walls. Ladder style radiator and extractor fan.

Dining Room/2nd Reception Room

14' 5" x 8' 6" (4.39m x 2.59m)

(Currently being used as reception room) Double glazed French doors to balcony overlooking the garden. Gas central heating radiator.

Lounge

16' 8" x 11' 3" (5.08m x 3.43m)

Double glazed window to front. Gas central heating radiator, telephone and TV points.

First Floor Accommodation

First Floor Landing

Doors to first floor accommodation and stairs to second floor accommodation.

Bedroom

14' 7" x 9' 8" (4.45m x 2.95m)

Double glazed window to rear, gas central heating radiator and built in storage cupboard/ walk in wardrobe.

Bedroom

14' 8" MAX x 11' 3" MAX (4.47m MAX x 3.43m MAX)

Two double glazed windows to front and gas central heating radiator.

Family Bathroom

Vanity wash hand basin with mixer tap and storage below. Panelled bath with mixer tap and wall mounted shower over. Part tiled walls and tiled floor. Ladder style radiator, extractor fan and WC.

Second Floor Accommodation

Master Bedroom

24' 9" MAX x 14' 7" MAX (7.54m MAX x 4.45m MAX)

Double glazed Velux skylight windows to front and rear. Gas central heating radiator and spotlights to ceiling. Door to en suite shower room.

En Suite Shower Room

Vanity wash hand basin with mixer tap and storage below. WC, shower cubicle with wall mounted shower. Part tiled walls and tiled floor. Double glazed Velux skylight window to rear with views across Batley and beyond.

Exterior

To the front of the property there is allocated parking for two cars. The enclosed lawned rear garden has a raised decked area perfect for relaxing or entertaining on. There is also a water feature and rockery. Outside power points.



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France Street, Soothill Batley

- GUIDE PRICE *** £240,000 - £250,000 ***
- Four Double Bedroom Mid Terrace Town House
- 18ft Kitchen Diner, 10ft Utility Room,
- 16ft Lounge, 8ft Study, Family Bathroom
- En-Suite To Master, Allocated Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS117346 - 0004

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