



Upper Batley Lane, Birstall WF17 0NQ

welcome to

Upper Batley Lane, Birstall

Guide Price £210,000 - £225,000 ITS ALL ABOUT LOCATION, LOCATION, LOCATION..... AND IF YOU WANT A UNIQUE PROPERTY WITH " THAT FEELING " ... THEN THIS IS THE ONE FOR YOU...DON'T MISS IT!



Entrance Porch

UPVC door to front, double glazed windows to front and side, stable style timber door to kitchen.

Lounge

16' 4" MAX x 16' 2" (4.98m MAX x 4.93m)

Double glazed window to front with views across to Dewsbury, Heckmondwike and onto Liversedge. Two gas central heating radiators, telephone and TV points, double glazed french doors with fitted blinds to orangery, under stairs storage cupboard with power and light, further storage cupboard and dimmable spotlights to ceiling and stairs to first floor landing.

Orangery

14' 2" x 13' 1" (4.32m x 3.99m)

Double glazed windows to front and side, gas central heating radiator, double glazed french doors with fitted blinds to garden, dimmable spotlights to ceiling.

Kitchen

15' 1" x 5' 4" (4.60m x 1.63m)

Fitted kitchen with a range of wall and base units, complementary work surfaces, splashback tilling, asterite sink drainer with mixer tap, gas hob, electric oven, wall mounted cooker hood, plumbing for washing machine, cupboard housing the boiler, gas central heating radiator, double glazed window to side.

First Floor Landing

Access to loft space and doors to first floor accommodation.

Bedroom One

16' 5" MAX x 12' 3" MAX (5.00m MAX x 3.73m MAX)

Double glazed mullion windows to front with fitted blinds and views across Batley onto Emley Mast, gas central heating radiator, TV point, dressing area with dressing table, fitted white gloss wardrobes to one wall, ceiling fan and light to remain.

Bedroom Two

13' 5" x 5' 7" (4.09m x 1.70m)

Double glazed window to side with views across Birstall and a tall gas central heating radiator.

Shower Room

Double glazed window to side, double shower cubicle with wall mounted shower and shower attachment, vanity wash hand basin with mixer tap and storage below, chrome ladder style radiator, WC, laminate flooring and splashbank tiling.

Exterior

Entrance gate with steps leading up to the property and garden. There are enclosed, fenced south westerly facing front and side gardens with the front garden having a raised grey Indian stone paving area to relax, entertain and alfresco dine on and the rest of the garden has been laid to lawn, gate leading to large timber storage shed which has power points, lighting and double glazed windows to front and side. The side garden has been pebbled for low maintenance. The property also benefits from external hot and cold water taps.



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Upper Batley Lane, Birstall

- Guide Price £210,000 - £225,000
- Two Double Bedroom End Terrace Cottage
- 16ft Lounge, 14ft Orangery
- 15ft Kitchen, Shower Room
- Landscaped Gardens, Views

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DWS117413 - 0005

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