



Burns Court, Birstall Batley WF17 9JZ

welcome to

Burns Court, Birstall Batley

Guide Price £400,000 - £425,000 WHERE-EVER I WANDER, WHERE-EVER I ROME, I COULDN'T BE FONDER OF MY BIG HOME..... IF SIZE MATTERS
...THEN VIEW THIS VERY WELL PROPORTIONED PROPERTY TODAY!



Ground Floor Accommodation

Entrance Hallway

Part double glazed UPVC door to front, telephone point, dado rail, ceiling rose, double glazed window to side, gas central heating radiator, stairs to lower ground floor and first floor accommodation, doors to ground floor accommodation.

Kitchen Diner

21' 6" x 11' 4" (6.55m x 3.45m)

Fitted kitchen with a range of wall and base units, complementary work surfaces, asterite one and a half bowl sink drainer with mixer tap, wall mounted cooker hood, cooker point with space for range cooker, integrated dishwasher, tall gas central heating radiator, laminate flooring, spotlights to ceiling, two double glazed windows to rear, side access door with spiral staircase leading down to the rear garden, access to garage.

Shower Room

Shower cubicle with concealed shower unit, floating washhand basin with mixer tap, WC, chrome ladder style gas central heating radiator, tiled walls and floor where visible, spotlights to ceiling, double glazed window to front.

Lower Ground Floor Accommodation

Landing

Gas central heating radiator, ceiling rose, dado rail, understairs storage cupboard and doors to lower ground floor accommodation.

Reception One

21' 6" x 11' 3" (6.55m x 3.43m)

Double glazed window to rear, double glazed french doors to garden, two ceiling roses, dado rail, gas central heating radiator, gas coal effect fire with decorative wood surround, marble inlay and hearth.

Reception Two

19' 7" x 12' 6" (5.97m x 3.81m)

Double glazed window to rear, gas central heating radiator, TV point, two ceiling roses, dado rail.

Home Office

10' 4" x 5' 9" (3.15m x 1.75m)

Fitted base units and work top and gas central heating radiator.

First Floor Accommodation

Landing

Double glazed window to rear, access to loft space, ceiling rose, dado rail, doors to first floor accommodation.

Bedroom One

15' 3" MAX x 12' 4" MAX (4.65m MAX x 3.76m MAX)

Double glazed window to front, gas central heating radiator, fitted wardrobes, fitted drawers and dressing table to two walls.

Bedroom Two

11' 5" x 10' 6" (3.48m x 3.20m)

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

Bedroom Three

11' 4" x 10' 5" (3.45m x 3.17m)

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

Bedroom Four

9' 4" x 6' 4" (2.84m x 1.93m)

Double glazed window to front and gas central heating radiator.

Family Bathroom

11' 8" x 5' 8" (3.56m x 1.73m)

Two double glazed windows to front, corner bath with mixer tap, shower cubicle with wall mounted shower, floating washhand basin with mixer tap, WC, chrome ladder style radiator, spotlights to ceiling, tiled walls and floor where visible.

Exterior

The front garden has been laid to lawn with plants and shrubs, tarmac driveway providing off street parking for multiple vehicles leading to the double integral garage. There is outside lighting, water tap and side access gate leading to the rear of the property. The enclosed rear garden backs onto woodland and there is a large timber decked area perfect to relax or entertain on with outside lighting, step down to further good sized garden laid to Indian stone, the rest of the garden is stocked with mature plant and shrubs and side access gate leading to the front of the property.

Integral Double Garage

19' 9" x 19' 2" (6.02m x 5.84m)

Benefiting from two up and over doors, power points and lighting, plumbing, wall and base units, worktop, door to kitchen diner, double glazed window to rear and houses the boiler.



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Burns Court, Birstall Batley

- Guide Price £400,000 - £425,000
- Four Bedroom Detached Property
- Two Reception Rooms, 21ft Kitchen Diner
- Home Office, Two Bathrooms
- Driveway, Double Garage, Cul-De-Sac

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS117089 - 0005

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