

Bunkers Lane, Batley WF17 7QN



welcome to

Bunkers Lane, Batley

Guide Price £275,000 - £300,000 LOOKING FOR SOMETHING UNIQUE? LOOKING FOR A WELL-PROPORTIONED AND PRESENTED PROPERTY INSIDE AND OUT? DON'T MISS THIS BEAUTY. VIEW TODAY!













Entrance Hallway

Dado rail, tiled flooring and part double glazed composite door to front.

Lounge

23' 1" x 16' 1" MAX (7.04m x 4.90m MAX)

Double glazed lead effect window to front, double glazed lead effect french doors to side, two gas central heating radiators, telephone and TV points. Beams to ceiling, wall lights, wood panelling to one wall, inset gas coal effect fire with wood surround, tiled inlay and hearth.

Kitchen / Diner

17' 8" x 14' 9" (5.38m x 4.50m)

Fitted kitchen with a range of wall and base units, under unit and floor lighting, complementary work surfaces, splashback tiling, stainless steel one and half bowl sink drainer with mixer tap, five ring gas hob, double electric oven, integrated microwave and dishwasher, double doors to lounge, tiled flooring, dado rail, beams to ceiling, double glazed lead effect windows to front and side, gas central heating radiator and a good sized understairs storage cupboard with power and light.

Utility Room

(Used to be the ground floor WC which can be quite easily be converted back) Wall units, plumbing for washing machine, power points and lighting, floating wash hand basin with splashback tiling and tiled flooring.

Rear Lobby

Cupboard housing the boiler, stairs to first floor landing and gas central heating radiator.

First Floor Landing

Skylight window to ceiling, beams to ceiling, access to loft storage space and doors to first floor accommodation.

Bedroom One

17' (Into Wardrobes) x 11' 6" MAX (5.18m (Into Wardrobes) x 3.51m MAX)

Double glazed lead effect windows to front and side, fitted wardrobes, overhead storage and chest of drawers to walls. Gas central heating radiator, wall lights, dado rail, beams to ceiling and exposed original stone feature wall.

Bedroom Two

12' 7" x 9' 8" (3.84m x 2.95m)

Double glazed lead effect window to front, dado rail, beams to ceiling, wall light and gas central heating radiator.

Bedroom Three

9' 6" x 8' (2.90m x 2.44m)

Double glazed lead effect window to side, gas central heating radiator, wall lights, dado rail and beams to ceiling.

Family Shower Room

9' 8" x 5' 4" (2.95m x 1.63m)

Double glazed lead effect window to front, double shower cubicle with wall mounted shower, vanity wash hand basin with mixer tap and storage below. WC, chrome ladder style radiator, spotlights and beam to ceiling, tiled flooring and Upvc panelling to walls.

Exterior

Property is accessed via the driveway providing off street parking for multiple vehicles leading to the detached garage and separate storage unit (the next door neighbour Southfield B has a right of way access across the driveway to access their property). The good sized enclosed rear garden has been laid mainly to Indian stone, raised flower beds stocked with established plant, tree and shrubs, outside watering tap and lighting, side access gate, raised composite decked area with pergola leading to the garden room / cabin which measures 13 ft 7 in by 10 ft. and is timber constructed with Upvc cladding, double glazed windows and french doors with fitted blinds, laminate flooring, wall mounted electric heater, power points, spotlights to ceiling, bar area and shelving.

Detached Garage

22' 2" x 10' 2" (6.76m x 3.10m)

Benefiting from an up and over door, power points and lighting.

Detached Storage Unit

10' 2" x 10' 1" (3.10m x 3.07m) With an up and over door.

Cellar

Accessed externally. Ideal storage area with lighting.





welcome to

Bunkers Lane, Batley

- Guide Price £275,000 £300,000
- Extended Three Double Bedroom Semi Detached **Character Property**
- 23ft Lounge, 17ft Kitchen Diner
- Driveway, 22ft Detached Garage
- Enclosed Garden, Garden Room

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£275,000







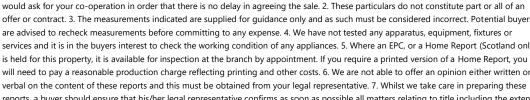


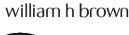
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DWS117624



Property Ref: DWS117624 - 0006 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 quidance only and as such must be considered incorrect. Potential buyers 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) 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 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

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.