



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.



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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

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Property Ref:
DWS117624 - 0006

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william h brown



01924 468900



Dewsbury@williamhbrown.co.uk



1 Market Place, DEWSBURY, West Yorkshire,
WF13 1AE



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)