



Monk Ings Avenue, Birstall Batley WF17 9HY

welcome to

Monk Ings Avenue, Birstall Batley

Guide Price £190,000 - £200,000 LOCATION, LOCATION, LOCATION AS THEY SAY ON THE TELLY! SOUGHT AFTER LOCATION ,SO PLEASE BE QUICK IF YOU DON'T WANT TO LOSE OUT ON THIS PROPERTY....VIEW TODAY!



Entrance Lobby

Upvc door to front, laminate flooring and radiator. Stairs to first floor landing.

Lounge

12' 9" x 12' (3.89m x 3.66m)

Double glazed bay window to front, TV point and radiator. Coving to ceiling.

Kitchen Diner

16' 1" x 9' 5" (4.90m x 2.87m)

Fitted kitchen with a range of wall and base units, under unit lighting, complementary work surfaces and splashback tiling. Asterite sink drainer with mixer tap. Electric cooker point, plumbing for washing machine and dishwasher. Cupboard housing the boiler. Radiator and access to under stairs storage area. Part double glazed Upvc door to garden, double glazed window and single glazed porthole window to rear.

First Floor Landing

Double glazed window to front, radiator and doors to first floor accommodation. Stairs to top (2nd) floor accommodation.

Bedroom One

12' 1" x 9' 8" Into Wardrobes (3.68m x 2.95m Into Wardrobes)

Double glazed window to front, radiator and fitted wardrobes with over head storage to one wall. Coving to ceiling.

Bedroom Two

9' 8" x 9' 5" (2.95m x 2.87m)

Double glazed window to rear, built in wardrobes with over head storage to one wall and coving to ceiling. Radiator.

Family Bathroom

Double glazed window to rear. Panelled bath with mixer tap and shower attachment. Vanity wash hand basin with mixer tap and storage below. WC, radiator and coving to ceiling. Splashback tiling.

Top Floor Landing

Doors to loft rooms and access to built in storage area.

Loft Room One

11' 6" MAX x 7' 2" MAX (3.51m MAX x 2.18m MAX) (Restricted head height in places) Skylight window to front and wall light.

Loft Room Two

8' 3" x 8' (2.51m x 2.44m)

(Restricted head height in places) Skylight window to rear and wall light.

Exterior

The front garden has been paved and laid to purple slate (which the current owners use for parking). The enclosed rear garden has a westerly aspect and has a good sized decked terraced area perfect to relax or entertain on. The rest of the garden has been laid to lawn to the upper level and artificial grass at the bottom of the garden. Timber storage shed to remain. Outside water tap. Rear access gate.



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Monk Ings Avenue, Birstall Batley

- Guide Price £190,000 - £200,000
- Two Bedroom (+ 2 loft rooms) Mid Terrace Property
- 12ft Lounge, 16ft Kitchen Diner
- Good-Sized Rear Garden
-

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DWS117671 - 0014

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