



**Halifax Road, Batley WF17 7BH**



**welcome to**

**Halifax Road, Batley**

Guide Price £270,000 - £280,000 LOOKING FOR A TRULY ONE-OFF DETACHED PROPERTY THAT HAS BEEN LOVINGLY RESTORED WITH NO EXPENSE SPARED BY THE CURRENT OWNER? DON'T MISS THIS BEAUTY!



### Lounge

15' 3" x 13' 4" ( 4.65m x 4.06m )

Double glazed multi pane effect French doors to garden, two gas central heating radiators and remote control wall lights. TV point, laminate flooring and cornicing to ceiling. Brick built fireplace with inset gas log effect fire remote controlled with tiled hearth.

### Kitchen Diner

21' MAX x 14' 1" MAX ( 6.40m MAX x 4.29m MAX )

(Irregular Shaped Room) Modern fitted kitchen with a range of wall and base units, complementary concrete work surfaces, under unit remote control mood lighting and metal splashbacks. Gas and electric cooker points with space for range cooker. Wall mounted cooker hood, integrated washing machine, fridge and freezer. Two gas central heating radiators, exposed stone feature wall and beams to ceiling. Amtico flooring and stairs to first floor landing.

### Cellar

10' 3" x 6' 3" ( 3.12m x 1.91m )

Plumbing for washing machine, porcelain sink with hot and cold taps. Power points, lighting and gas central heating radiator. Tiled floor and work top. Houses both gas and electric meters.

### First Floor Landing

Beams to ceiling, double glazed multi pane effect window to side and gas central heating radiator. Varnished floor boards and doors to first floor accommodation.

### Bedroom One

14' 3" x 13' 3" ( 4.34m x 4.04m )

Double glazed multi pane effect dual aspect windows to rear and side with fitted shutters, two gas central heating radiators and dado rail. High ceilings, varnished floor boards and access to loft space.

### Bedroom Two

14' 8" MAX x 12' 4" MAX ( 4.47m MAX x 3.76m MAX )

Double glazed multi pane effect window to front, two sets of built in wardrobes to one wall with overhead storage. Storage cupboard housing the boiler, beams to ceiling and dado rail. Spotlights to ceiling, gas central heating radiator and access to loft space.

### Family Bathroom

Panelled bath with mixer tap, tiled walls and shower attachment. Vanity wash hand basin with mixer tap and storage below. Extractor fan, wc and part tiled walls. Spotlights and beams to ceiling. Gas central heating radiator and towel warmer.

### Exterior

The property driveway is accessed via Track Mount then through the entrance gate onto the paved driveway providing off street parking for multiple vehicles. Front tiered garden has been lawned and stocked with established plant and shrub borders. Storage shed with power points, lighting and outside tap. External security lighting. The enclosed rear garden has an Indian stone paved area perfect to relax or entertain on with steps up to the rest of the garden which has been lawned and has an apple tree. Outside water tap and power point.



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## Halifax Road, Batley

- Guide Price £270,000 - £280,000
- Two Double Bedroom Detached Cottage
- 15ft Lounge, 21ft Kitchen Diner
- Cellar Space, Modern Bathroom
- Driveway, Front & Rear Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DWS117240 - 0004

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