



## 35 Croftlands

Hanging Heaton, Batley, WF17 6DH

A three bedroom semi detached home which has been lived in by the same family for an impressive 78 years! This much loved family home would benefit from some upgrades and modernisation but presents an exciting opportunity for the next owners to put their own stamp on it. Occupying a prominent and spacious corner plot which offers potential to extend (subject to the relevant permissions). Close to local amenities including schools and public transport links. Motorway access is also nearby. Having gardens to all three sides, the gated driveway provides off road parking for multiple vehicles and leads up to the detached single garage. NO CHAIN!

Offers Over £199,950

# 35 Croftlands

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- THREE BEDROOM SEMI DETACHED FAMILY HOME
- GARDEN, DRIVEWAY & SINGLE GARAGE
- LIVED IN BY THE SAME FAMILY FOR 78 YEARS!
- CLOSE TO MOTORWAY NETWORKS
- OFFERING A FANTASTIC POTENTIAL
- NO CHAIN

**Entrance**

**Lounge**

**Dining Kitchen**

**First Floor Landing**

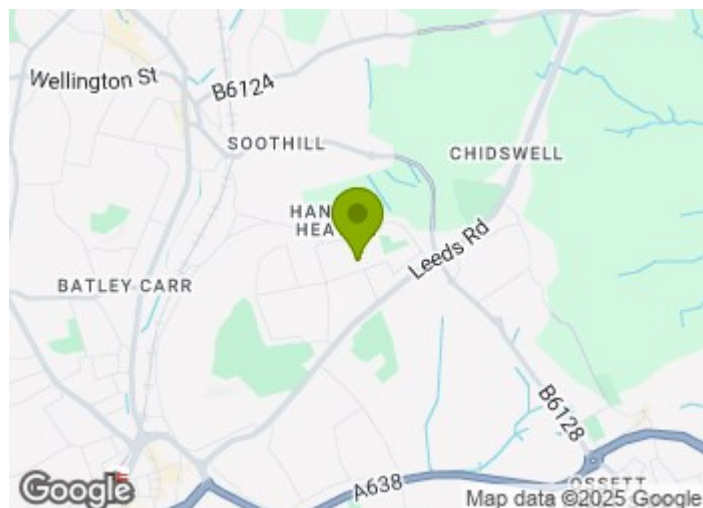
**Shower Room**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

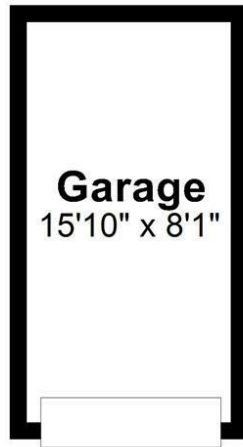
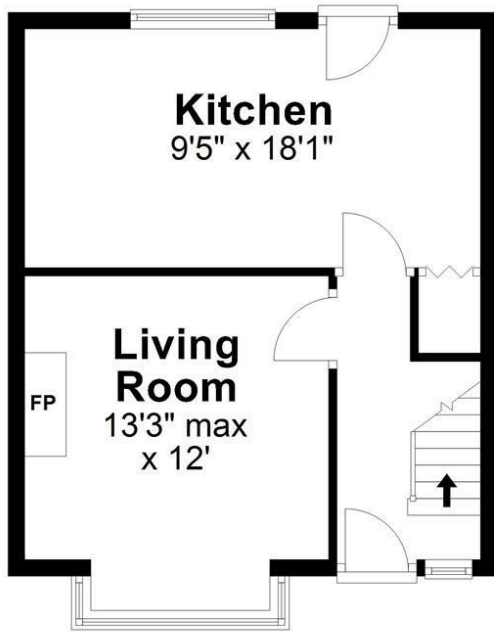
**Garden, Driveway & Garage**



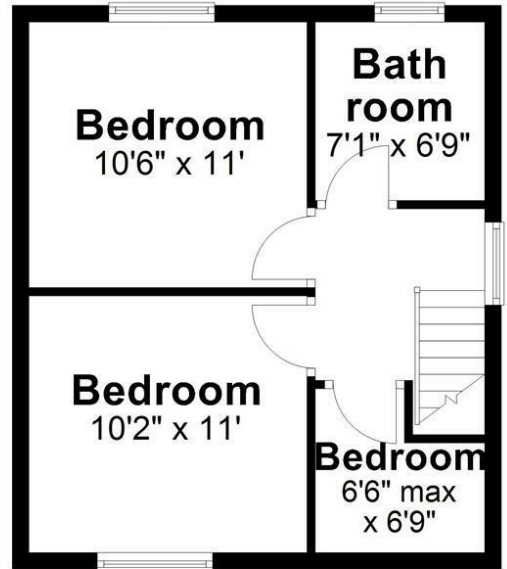


# Floor Plan

**Ground Floor**



**First Floor**

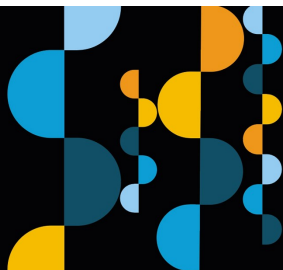
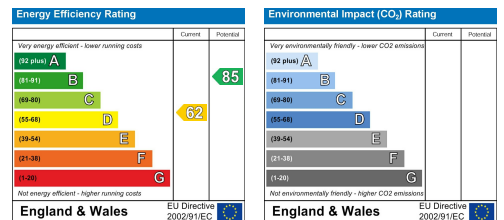


Total area: approx. 893.2 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors  
Plan produced using PlanUp.

**Croftlands, Batley**

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