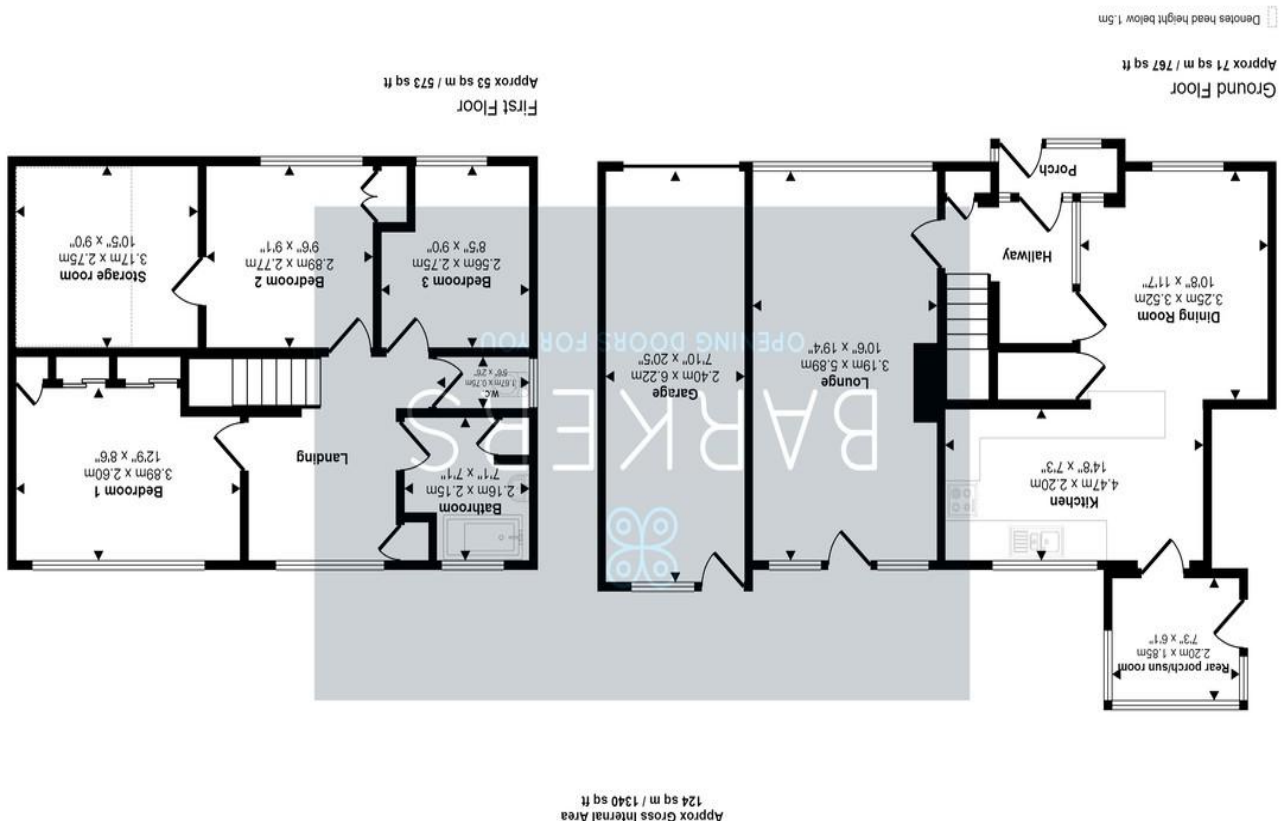


Score	Energy rating	Potential
92+	A	
81-91	B	
69-80	C	79 C
55-68	D	
39-54	E	
21-38	F	33 F
1-20	G	



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



BARKERS
Select Collection



19a Grosvenor Road
Upper Batley, WF17 0LN
Offers Over £350,000

- DETACHED PROPERTY ON GENEROUS PLOT
- ENT PORCH, ENT HALL
- LOUNGE, OPEN PLAN DINING ROOM & KITCHEN
- REAR PORCH/ SUN ROOM
- THREE BEDROOMS, BATHROOM, SEP WC
- DRIVEWAY & GARAGES
- WONDERFUL SPACIOUS MATURE GARDENS



Full Description

Barkers are pleased to offer for sale this wonderful detached residence which would make the perfect family home. Situated within this highly sought after residential location occupying an enviable generous sized leafy plot, the property is conveniently placed within easy reach of local schools, bus routes, amenities and just minutes from junction 27 of the M62 motorway network making it ideal for commuters. The spacious accommodation briefly comprises: Entrance porch, entrance hall, lounge, open plan dining room and kitchen, rear porch/sun room, three bedrooms, bathroom and separate W.C. Externally there is a driveway which provides ample private parking, a single attached garage, a gated private parking space and a further single garage in a block of three. The property enjoys spacious beautifully maintained mature gardens to the front and rear.

ENTRANCE PORCH

An external door leads to the good sized entrance porch which has tiled flooring and a door leads into the entrance hall.

ENTRANCE HALL

A staircase leads to the first floor landing. Doors lead to the lounge and open plan dining room and kitchen.

LOUNGE

19' 4" x 10' 6" (5.89m x 3.2m)

This room has a dual aspect featuring a floor to ceiling window to the front elevation and patio doors to the rear allowing in plenty of natural lighting and having lovely views over the well maintained gardens. There is a wall mounted gas fire with mantel above and the patio doors lead out to the rear garden.

DINING ROOM

11' 7" x 10' 8" (3.53m x 3.25m)

There is a built-in storage cupboard and an archway leads into the kitchen.

KITCHEN

14' 8" x 7' 3" (4.47m x 2.21m)

Fitted with a range of wall and base units having complementary work surfaces, breakfast bar, splash-back tiling and a 1 1/2 bowl stainless steel sink with a mixer

tap. Space for an electric cooker, space for a fridge/freezer and plumbing for a dishwasher and washing machine. Vinyl flooring, extractor fan and a door leads into the rear porch/sun room.

REAR PORCH/SUN ROOM

7' 3" x 6' 1" (2.21m x 1.85m)

Tiled flooring and a door leads out to the rear garden.

FIRST FLOOR LANDING

Sizeable landing with seating area having the potential to use as office space.

Useful built-in storage cupboard and doors lead to three bedrooms, the house bathroom and separate W.C.

BEDROOM ONE

12' 9" x 8' 6" (3.89m x 2.59m)

Built-in floor to ceiling mirrored wardrobes.

BEDROOM TWO

9' 6" x 9' 1" (2.9m x 2.77m)

Access to a useful built-in storage room which measures 10'5" x 9'0" (reduced head height). Built-in wardrobes.

BEDROOM THREE

9' 0" x 8' 5" (2.74m x 2.57m)

Built-in wardrobes.

BATHROOM

7' 1" x 7' 1" (2.16m x 2.16m)

Fitted with a two piece suite which comprises of a bath and wash basin. Vinyl flooring, part tiled walls and a built-in storage cupboard.

SEPARATE W.C.

With a low flush W.C.



EXTERIOR

To the front of the property there is a well maintained good sized lawn garden with a generous selection of mature trees and shrubs alongside a driveway which provides ample private parking and leads to an attached single garage. There is a further single garage within a block of three providing additional parking/storage and a gated private parking space adjoining the rear garden. At the rear of the property there is a superb enclosed lawn garden which offers a high degree of privacy and has planted borders with a large selection of mature trees and shrubs - this space is ideal for relaxing and al fresco dining.

This property has great potential for development - subject to the necessary planning permission required.

ADDITIONAL INFORMATION

Council tax band - E

Tenure - Freehold

DIRECTIONS

From our Birstall office travel left on Low Lane, continue to the traffic lights and go straight ahead into Leeds Road. Turn right into Upper Batley Lane and at the end turn right into Upper Batley Low Lane. At the end turn left into Timothy Lane then right into Batley Field Hill. Turn left into York Road which becomes Grosvenor Road. The property will be easily identified by our for sale board.

