



- KEY
- Light fitting
 - ⌋ Electric socket
 - ⌋ Telephone outlet point
 - ⌋ TV aerial socket
 - ⌋ Extract fan
 - ⊙ Smoke detector
 - ⊙ Radiator
 - ⊙ Airing cupboard
 - ⊙ Boiler
 - W/M Washing machine space
 - F/F Fridge/freezer space
 - D/W Dishwasher space



BARKERS
OPENING DOORS FOR YOU

10 Heaton Lodge

Birstall, Batley, WF17 9NT

Asking Price £249,000

- SPACIOUS END TOWNHOUSE
- HALL, CLOAKS/W.C.
- 17FT LOUNGE/DINER
- KITCHEN
- THREE DOUBLE BEDROOMS
- DRESSING ROOM
- EN-SUITE & FAMILY BATHROOM
- DRIVEWAY & GARAGE
- WONDERFUL GARDENS



Property Features

Superb end town house property with **MUST BE VIEWED** to be fully appreciated. This property would make an ideal family home having the largest garden on the development. Ideally situated to local bus routes, amenities, schools and within minutes to junction 27 of the M62 motorway network. The accommodation briefly comprises: entrance hallway, cloaks/ WC, kitchen, lounge/ diner, three double bedrooms, dressing room, en-suite and family bathroom. Externally it has a driveway which provides parking for 3 cars and single garage. Wonderful rear garden providing a good degree of privacy.

ENTRANCE HALL

An external door leads into the entrance hallway. Oak floor and useful storage cupboard.

CLOAKS/ WC

Contains a white two piece suite comprising of low flush WC and wash hand basin inset vanity unit which provides excellent storage. Heated towel rail and a vinyl floor.

KITCHEN

The kitchen has a fitted range of modern wall and base units, inset sink and complementary work surfaces with matching breakfast bar. Fitted electric oven and gas hob with extractor over. Integrated fridge/ freezer, dishwasher and plumbing for washing machine. Tiled splash backs & vinyl floor.

LOUNGE/ DINER

17' 3" x 13' 4" (5.26m x 4.06m)

This spacious room has Oak flooring and useful under stairs cupboard. French doors lead to the rear garden.

FIRST FLOOR LANDING

Access to two double bedrooms and family bathroom. A staircase leads to the second floor.

BEDROOM TWO

11' 8" x 11' 7" (3.56m x 3.53m)

Double bedroom with built in wardrobes offering excellent storage.

BEDROOM THREE

11' 7" x 11' 2" (3.53m x 3.4m)

Double bedroom with built in 'Sliderobes' wardrobe.

FAMILY BATHROOM

Fitted with modern three piece suite comprising of bath with mixer shower, low flush WC and wash hand basin. Tiled floor and part tiled walls.

SECOND FLOOR LANDING

Access to the master bedroom.

MASTER BEDROOM

14' 11" x 11' 5" (4.55m x 3.48m)

Generous double bedroom with airing cupboard and built in wardrobes. An archway leads to the dressing room.



DRESSING ROOM

10' 7" x 4' 4" (3.23m x 1.32m)

Built in wardrobes provide plentiful storage.

EN-SUITE SHOWER ROOM

7' 0" x 6' 7" (2.13m x 2.01m)

Fitted with a three piece suite comprising of double shower cubicle, wash hand basin and low flush WC. Tiled floor and part tiled walls.

EXTERIOR

The property has a driveway which provides private parking for 3 cars and leads to a single garage (which has plug sockets & lighting) has an electronically operated door and pedestrian door which leads to the garden. The delightful rear garden comprises of artificial lawned area, paved patio area and a selection of mature trees and shrubs which provide a good degree of privacy. This space is ideal for relaxing and alfresco dining.

ADDITIONAL INFORMATION

Council Tax - C

Tenure - Freehold

DIRECTIONS

From our Birstall office proceed right onto Low Lane and turn right into Middlegate. Continue along and as the road becomes Fieldhead Lane turn right onto Raikes Lane. Heaton Lodge is on the left hand side and the property will be easily identified by our For Sale board

