

local
properties

buy • sell • let



**9 Dudley Avenue
Batley, WF17 0JY**

£175,000

Freehold

**** THREE BEDROOM END TOWNHOUSE - POPULAR LOCATION - ENCLOSED GARDENS, AMPLE PARKING and GARAGE - NO CHAIN **** This property has gas central heating and PVCu double glazing and comprises: entrance hall, lounge and dining area, fitted kitchen, sun room, landing, three bedrooms, bathroom. To the outside there are south west facing gardens front and rear, with drive to side and single garage. Situated in a popular residential area the property is close to local amenities, neighbouring towns and cities and the nearby motorways. An ideal family, home, viewing is recommended.



- Three Bed End Townhouse • Gas C Heating & PVCu D Glazed. • Lounge & Dining Area • Kitchen With Oven & Hob

ENTRANCE HALL

Stairs to first floor. Door to front & window to side.

Radiator.

LOUNGE & DINING AREA

25'0 x 12'0

Stone fireplace and surround with inset electric fire. Coving to ceiling. Bow window to front and patio doors to sun room. Two radiators. Arch to:

KITCHEN

10'0 x 7'0

With base and wall units incorporating stainless steel sink and drainer with mixer tap. Gas hob with extractor hood over and eye level electric oven. Plumbed for automatic washing machine. Tiled splashbacks. Window to rear.

SUN ROOM

9'0 x 6'0

Patio doors to rear.

LANDING

Window to side. Access to loft.

BEDROOM ONE

12'0 x 9'2

Airing cupboard. Window to rear. Radiator.

BEDROOM TWO

12'0 x 8'8

Window to front. Radiator.

BEDROOM THREE

8'8 x 6'0

Storage cupboard. Window to front.

BATHROOM

Part tiled with three piece suite comprising: bath with shower over, pedestal wash hand basin, low flush wc.

Window to rear. Radiator.

EXTERIOR

Lawned garden to front with paved patio to the side providing extra parking. Enclosed garden to the rear which is paved with further garden area to the rear of the garage with garden shed. Driveway to the side leading to single garage.

HOW TO GET THERE

From our office in Birstall go up Smithies Lane and turn right onto Nelson Street. At the traffic lights go straight ahead onto Leeds Road and continue for some distance. Dudley Avenue is the third turning on the right where number 9 will be found on the right hand side, identified by



- Energy Rating - C
- Three Piece Bathroom Suite
- Gardens Front & Rear
- Drive And Garage
- Ideal Family Home
- No Chain

our For Sale sign.



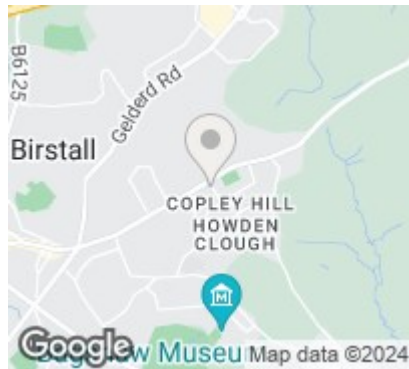





Additional Information

Local Authority - Kirklees
Council Tax - Band B
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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