

local
properties

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84 White Lee Road
Batley, WF17 8AF

£235,000

Freehold

***** WELL PRESENTED THREE BEDROOM SEMI DETACHED BUNGALOW - TWO RECEPTION ROOMS - NEW BOILER FITTED 2024 - FOUR PIECE BATHROOM - TWO FIRST FLOOR BEDROOMS - GARDENS, DRIVE & GARAGE - VIEWING ESSENTIAL ***** This property has gas central, PVCu double glazing and burglar alarm and comprises: entrance hall, lounge, separate dining room, fitted kitchen, four piece bathroom, ground floor double bedroom, landing, two first floor double bedrooms. To the outside, there are well maintained gardens to the front and rear, driveway to the side providing off street parking for several vehicles and single garage. Located close to all amenities, this spacious property would make an ideal family home and viewing is recommended.



• Three Bedroom Semi Bungalow • GCH, PVCu DG & Burglar Alarm • New Boiler Fitted Feb 2024 • Two Reception Rooms

ENTRANCE HALLWAY

Stairs to first floor. Airing cupboard. Door to side. Radiator.

LOUNGE

14'9" x 11'1"

Fireplace surround with inset remote controlled electric fire. Coving to ceiling. Window to front. Radiator.

DINING ROOM

12'9" x 11'1"

Understairs storage cupboard. Coving to ceiling. French doors leading to rear garden. Radiator.

KITCHEN

9'6" x 8'10"

With base and wall units incorporating stainless steel sink unit. Gas hob with extractor hood over and eye level electric oven. Plumbing for automatic washing machine. Tiled splashbacks and laminate tiled floor. Window to front.

GROUND FLOOR BEDROOM THREE

9'10" x 8'10"

With fitted shelving and desk/workstation. Laminate flooring. Window to rear. Radiator.

GROUND FLOOR BATHROOM

Fully tiled with four piece suite comprising: bath, separate shower cubicle, pedestal wash hand basin, low flush wc. Ceramic tiled floor. Two windows to side. Radiator.

LANDING

Access to loft.

BEDROOM ONE

14'9" x 10'9"

With fitted wardrobes to one wall, dressing table and bedside cabinets. Window to front. Radiator.

BEDROOM TWO

12'9" x 10'9"

With fitted wardrobes. Wall light points. Window to rear. Radiator.

EXTERIOR

Lawned garden to the front of the property with well stocked shrubbery borders and rockery. Enclosed rear garden which is lawned with two patio areas and well stocked borders. Tarmac driveway to the side providing off street parking for several vehicles. Single detached garage.

DIRECTIONS



- Ground Floor Double Bedroom & Four Piece Bathroom • Two First Floor Double Bedrooms • Energy Rating - D

From Birstall Centre proceed down Smithies Lane and go straight ahead at the traffic lights onto Smithies Moor Lane. Turn left at the crossroads onto White Lee Road and number 84 will be found on the right hand side, signified by our For Sale board.



- Fitted Bedroom Furniture • Gardens Front & Rear • Garage & Drive To Side





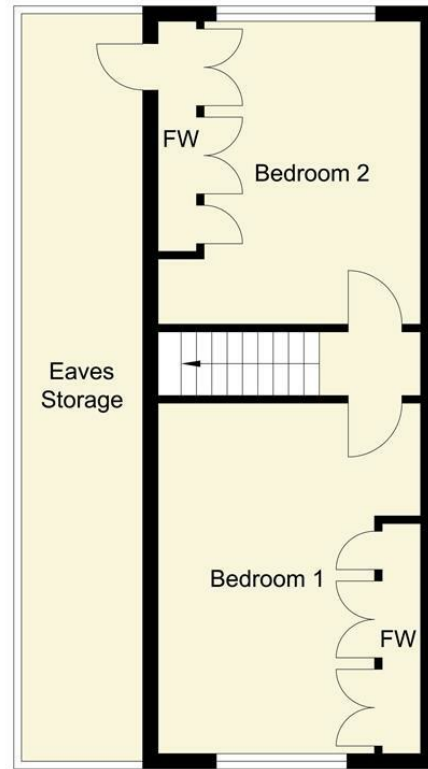
Additional Information

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

Floor Area - sq ft
Tenure - Freehold

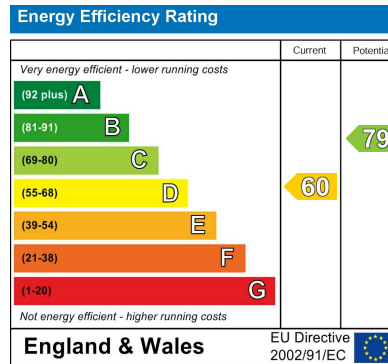


Ground Floor



First Floor

84 White Lee Road



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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