

local
properties

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9 Copley Hill Batley, WF17 0DT

£249,995

Freehold

***** WELL PRESENTED EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE - REDECORATED THROUGHOUT & NEW FLOOR COVERINGS LAID - NEW WINDOWS FITTED 2024 - NO CHAIN ***** This property has gas central heating with new radiators, PVCu double glazing and comprises: entrance porch, vestibule, lounge, dining kitchen, inner hallway, utility room, guest wc, landing, four bedrooms, bathroom. To the outside, there are lawned gardens to the front and rear, driveway and attached single garage. Located in a popular cul-de-sac, the property is conveniently placed for all local amenities and access to the motorways. An ideal family home, viewing is recommended.



• Four Bedroom Semi Detached House • New PVCu DG Windows Fitted 2024 • Redecorated Throughout & New Floor Coverings Laid

ENTRANCE PORCH

Door to front.

ENTRANCE VESTIBULE

Stairs to first floor. Radiator.

DINING KITCHEN

21'1" x 12'7"

With base and wall units incorporating stainless steel sink unit. Electric hob, oven and extractor hood. Tiled splashbacks. Breakfast bar. Inset spotlights to kitchen area. Coving to ceiling. Window to front. Radiator.

INNER HALLWAY

Understairs storage cupboard. Coving to ceiling. Radiator.

LOUNGE

14'11" x 9'1"

Windows to rear and side with patio doors to rear.

Radiator.

GUEST WC

With wash hand basin and low flush wc.

UTILITY ROOM

9'2" x 7'8"

Plumbing for automatic washing machine. Door leading to garage. Window and door to rear.

LANDING

Airing cupboard. Access to loft. Window to side.

BEDROOM ONE

12'3" x 9'8"

Window to front. Radiator.

BEDROOM TWO

11'3" x 10'4"

Window to rear. Radiator.

BEDROOM THREE

9'10" x 7'4"

Window to rear. Radiator.

BEDROOM FOUR

6'11" x 5'7"

Window to front. Radiator.

BATHROOM

Part tiled with a three piece suite comprising: bath with



- Lounge & Dining Kitchen • Utility Room & Guest Wc • Gardens Front & Rear • Driveway & Garage • EPC - D • Popular Cul - De -Sac • No Chain

shower over and screen, pedestal wash hand basin, low flush wc. Window to side. Radiator.

EXTERIOR

Lawned gardens to front and rear with driveway leading to attached single garage.

DIRECTIONS

From Birstall Town Centre proceed up Leeds Road and take the third left into Copley Hill. Number 9 will be found on the left hand side signified by our For Sale board.








Additional Information

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

Floor Area - 0.00 sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	63	
(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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