

local
properties

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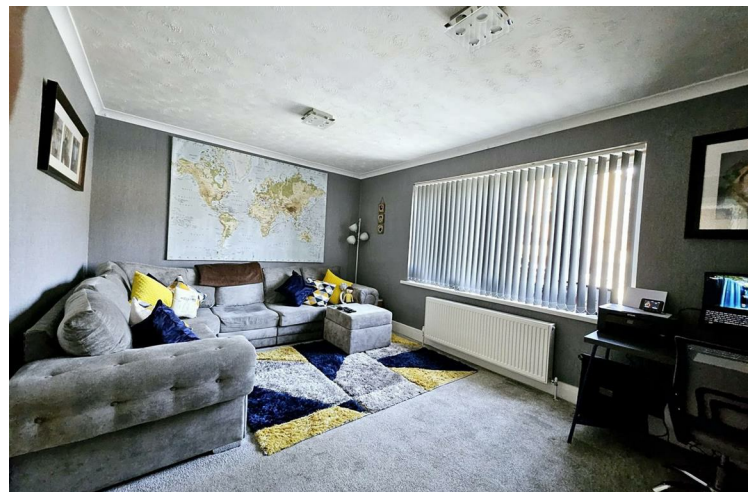


19 Sycamore Way
Batley, WF17 0EE

£279,995

Freehold

**** EXTENSIVELY REFURBISHED THREE BEDROOM DETACHED - NEWLY FITTED KITCHEN, BATHROOM & BOILER - GARDENS, DRIVE & GARAGE **** This property has gas central heating and PVCu double glazing and comprises: entrance hallway, lounge, dining kitchen, guest wc, landing, three bedrooms, bathroom, boarded loft. Externally, there is a gravelled garden to the front, enclosed rear garden with paving and lawn and drive leading to a single garage. Located in a popular cul-de-sac, this property is conveniently placed for all local amenities and easy access to motorway network. An ideal family home which could be occupied with the minimum of expense, viewing is recommended.



- THREE BEDROOM DETACHED • EXTENSIVELY REFURBISHED TO A HIGH STANDARD • NEW KITCHEN, BATHROOM & BOILER

ENTRANCE HALLWAY

Ceramic tiled flooring. Stairs to first floor. Door to side. Radiator.

GUEST WC

Part tiled with ceramic tiled floor having low flush wc and wash hand basin. Window to side. Radiator.

LOUNGE

16' x 11'
Window to front. Radiator.

DINING KITCHEN

16' x 10'
With an excellent range of base and wall units with inset sink, complementary quartz worktops and tiled splashbacks. Electric hob, electric oven and extractor hood. Integrated microwave, fridge freezer, automatic washing machine and dishwasher. Breakfast bar. Ceramic tiled floor with underfloor heating. Three windows and door to rear. Vertical radiator.

LANDING

Airing cupboard. Access to boarded loft via pull down ladder with power and light. Window to side.

BEDROOM ONE

16' x 11'
Two windows to rear. Radiator.

BEDROOM TWO

11' x 9'
Laminate flooring. Window to front. Radiator.

BEDROOM THREE

11' x 6'
Laminate flooring. Window to front. Radiator.

BATHROOM

Fully tiled with three piece suite comprising: Jacuzzi bath with shower over and screen, vanity wash hand basin, low flush wc. Ceramic tiled floor. Inset spotlights. Window to side. Vertical radiator.

EXTERIOR

Gravelled garden to the front of the property. Electric power point/ car charger. Enclosed rear garden with lawned area and paved patio. Drive leading to single garage. Electric power point/ car charger.

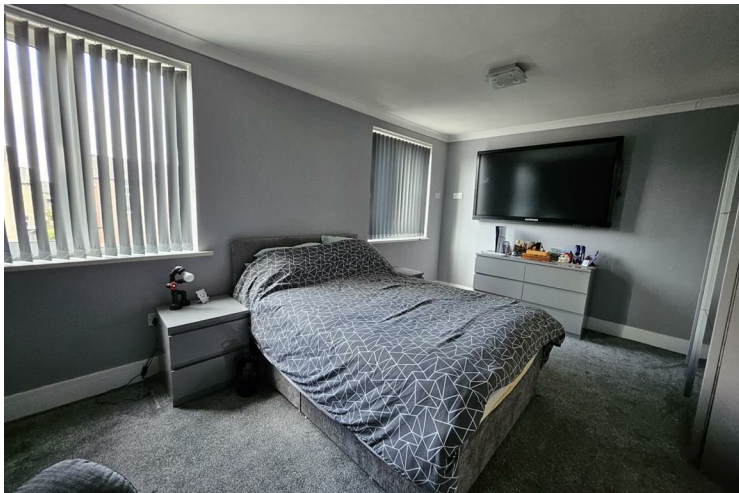
HOW TO GET THERE

From our office in Birstall proceed up Smithies Lane and



- LOUNGE & DINING KITCHEN • GROUND FLOOR WC • THREE PIECE JACUZZI BATHROOM SUITE

turn right onto Nelson Street. At the traffic lights go straight ahead onto Leeds Road and take the fourth left onto Moat Hill. Sycamore Way is the second turning on the left and at the T junction number 19 will be found directly opposite. There is no For Sale board in situ.



- GARDENS FRONT & REAR • DRIVEWAY & GARAGE • EPC - TBC • POPULAR CUL DE SAC LOCATION

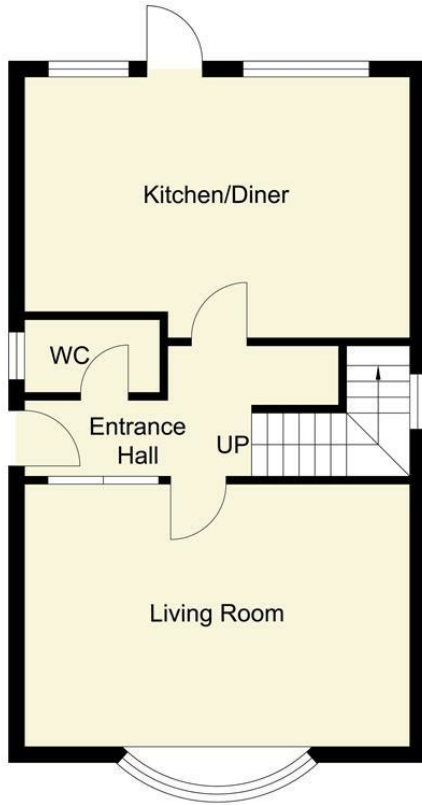




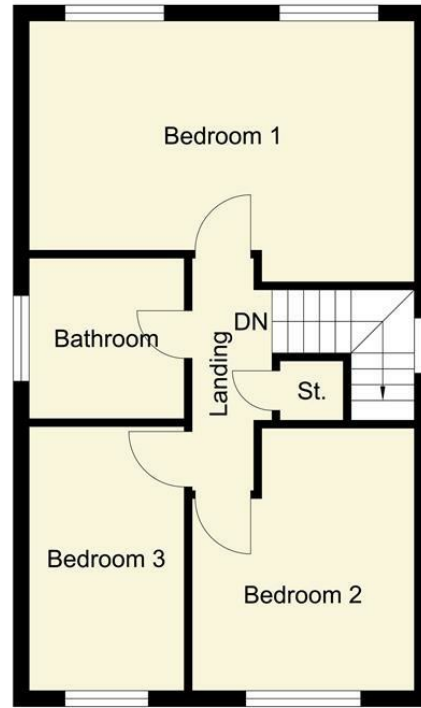
Additional Information

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

Floor Area - sq ft
Tenure - Freehold



Ground Floor



First Floor

19 Sycamore Way



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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