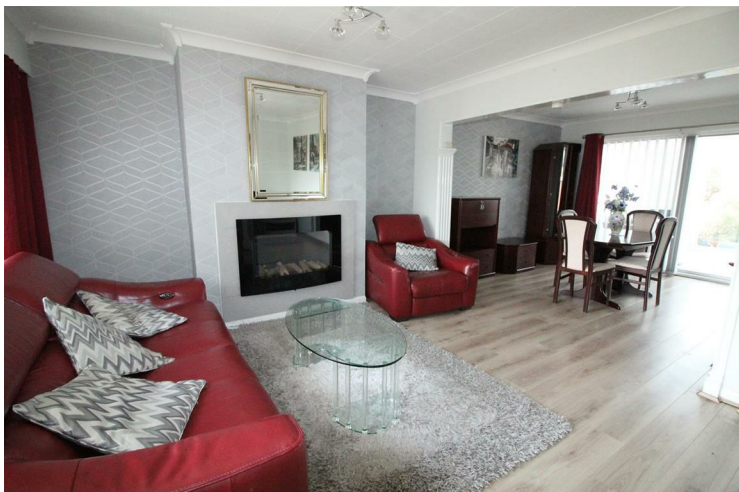




## 17 Windmill Lane Batley, WF17 0NR

**£259,950**  
**Freehold**

\*\*\*\*\* TRADITIONAL THREE BEDROOM SEMI DETACHED - CONSERVATORY TO REAR - ENCLOSED GARDENS, DRIVEWAY & GARAGE - SOUGHT AFTER LOCATION - NO CHAIN \*\*\*\*\* This well presented property has gas central, PVCu double glazing and comprises: entrance hall, spacious lounge, dining area, conservatory, fitted kitchen, landing, three bedrooms (two having fitted furniture), bathroom with four piece suite. To the outside, there are well established enclosed gardens to the front and rear, gated block paved driveway providing ample parking and detached garage. Situated in a popular residential area, the property is ideally placed for access to all amenities, Leeds, Wakefield and the nearby M62. Occupied by the same family for over 50 years, an early viewing of this well maintained home is advised.





• TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE • GCH & PVCu DG • SPACIOUS LOUNGE & DINING AREA

### ENTRANCE HALL

Stairs to first floor. Laminate flooring. Door to front.

Radiator.

### LOUNGE

17'4" x 13'1"

With inset remote controlled electric fire. Coving to ceiling.

Laminate flooring. Window to front. Radiator. Archway to:

### DINING ROOM

11'5" x 10'2"

Coving to ceiling. Laminate flooring. Radiator. Patio doors to:

### CONSERVATORY

11'5" x 7'10"

Laminate flooring. Patio doors to rear.

### KITCHEN

15'1" x 8'10"

Fitted with an excellent range of base and wall units incorporating stainless steel sink unit. Electric hob, electric oven and extractor hood. Plumbing for automatic washing machine. Breakfast bar. Pantry. Window to rear and door to side. Radiator.

### LANDING

Access to loft. Window to side.

### BEDROOM ONE

12'1" x 11'1"

With fitted wardrobes to two walls. Window to front.

Radiator.

### BEDROOM TWO

13'1" x 10'5"

Window to rear. Radiator.

### BEDROOM THREE

8'10" x 7'6"

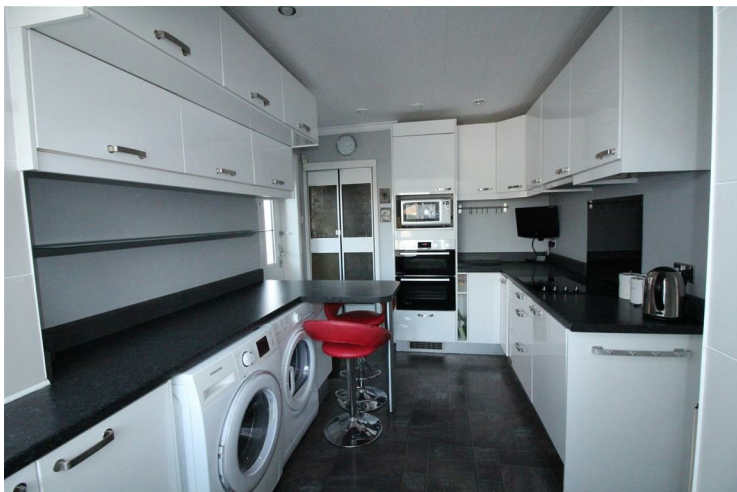
With fitted wardrobe. Window to front. Radiator.

### BATHROOM

Part tiled with four piece suite comprising: corner bath, separate shower cubicle, vanity wash hand basin, low flush wc. Ceramic tiled floor. Windows to side and rear. Radiator.

### EXTERIOR

Gravelled garden to the front of the property with mature shrubs. Enclosed garden to the rear with paved patio, lawn beyond and well established borders. Summer house and garden shed. Detached garage with remote controlled roller



- CONSERVATORY TO THE REAR • FITTED KITCHEN • BATHROOM WITH FOUR PIECE SUITE • ENCLOSED GARDENS FRONT & REAR, DRIVE & GARAGE

door. Block paved driveway to the side providing off street parking for several vehicles.

## DIRECTIONS

From Birstall centre proceed along Nelson Street and go straight ahead at the traffic lights onto Leeds Road. Take the first right into Upper Batley Lane and Windmill Lane is the third turning on the left. Number 17 will be found on the left hand side, signified by our For Sale board.



- POPULAR RESIDENTIAL AREA • EPC - tbc • NO CHAIN







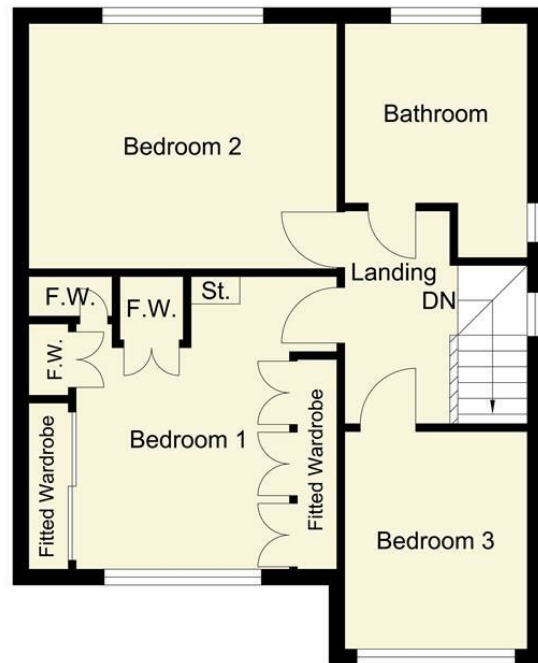
## Additional Information

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

**Floor Area** - sq ft  
**Tenure** - Freehold



Ground Floor



First Floor

## Windmill Lane



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	81
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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