

local
properties

buy • sell • let



15 Heath Grove Batley, WF17 6RE

£255,000
Freehold

***** EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE - TWO RECEPTION ROOMS - TWO BATHROOMS - GENEROUS PLOT - CUL-DE-SAC LOCATION ***** This spacious property has gas central heating and PVCu double glazing and comprises: entrance vestibule, lounge, sitting room, dining kitchen, four bedrooms and two family bathrooms. To the outside, there are gardens to three sides and driveway providing off street parking. Located in a cul-de-sac, the property is conveniently placed for access to Leeds, Wakefield and the nearby motorway network. A spacious family home with scope to further extend (subject to the necessary consent being obtained), viewing is recommended.



- EXTENDED SEMI DETACHED • FOUR BEDROOMS (THREE DOUBLES) • TWO RECEPTION ROOMS

ENTRANCE VESTIBULE

Stairs to first floor. Door to front. Radiator.

LOUNGE

17'4" x 11'9"

Fireplace surround with inset living flame gas fire. Coving to ceiling. Wall light points. Window to front. Radiator.

SITTING ROOM

16'8" x 16'0"

Laminate flooring. Spiral staircase to master bedroom and en suite bathroom. French doors to rear and side and window to front. Underfloor heating.

DINING KITCHEN

14'9" x 7'6"

With base and wall units incorporating stainless steel sink unit. Gas hob and extractor hood. Plumbing for automatic washing machine. Tiled splashbacks. Window and french doors to rear. Radiator.

LANDING

Window to rear. Radiator.

BEDROOM ONE

13'1" x 11'5"

With walk in wardrobe. Window to front. Radiator.

BATHROOM

With three piece suite comprising: bath with shower attachment, vanity wash hand basin, low flush wc. Window to rear. Radiator.

LANDING

Access to loft and to bedrooms two, three and four and bathroom.

BEDROOM TWO

14'1" x 8'2"

With fitted wardrobes. Window to front. Radiator.

BEDROOM THREE

11'1" x 8'2"

Laminate flooring. Window to rear. Radiator.

BEDROOM FOUR

10'2" x 6'2"

Laminate flooring. Airing cupboard. Window to front. Radiator.

FAMILY BATHROOM

Part tiled with three piece suite comprising: bath with shower over and screen, pedestal wash hand basin, low flush wc. Window to rear. Radiator.



- FITTED DINING KITCHEN • TWO BATHROOMS • GENEROUS PLOT WITH SCOPE TO EXTEND FURTHER

EXTERIOR

Open plan lawned garden to the front of the property.

Extensive private gardens to the rear and side of the property which are laid to lawn with one shed and an insulated and cladded summer house. Views over fields to the rear and side of the property. Block paved driveway providing off street parking.

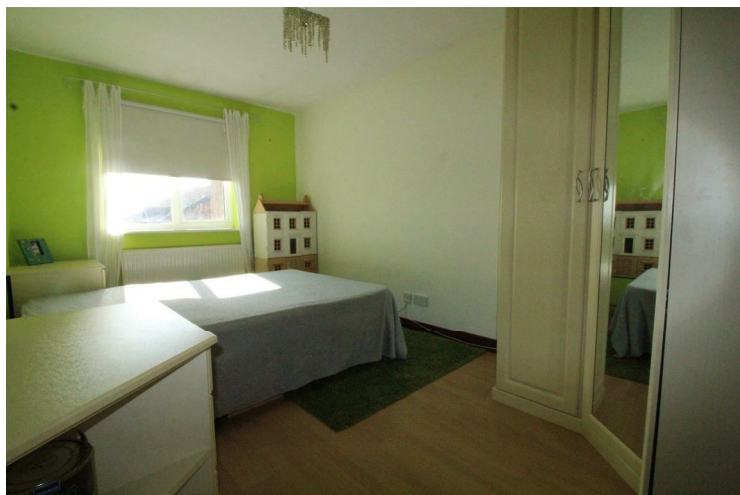
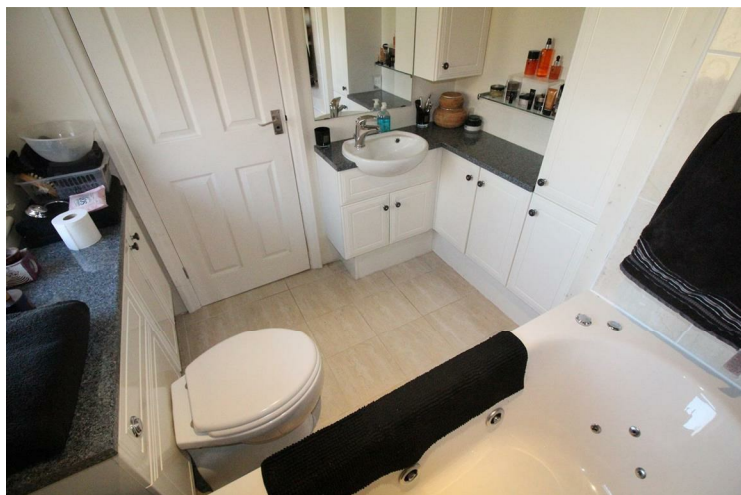
DIRECTIONS

From Birstall centre proceed down Smithies Lane and turn left at the traffic lights onto Bradford Road. Continue for some distance passing Tesco on the right hand side. Go straight on at the traffic lights and turn left at the next set onto Rouse Mill Lane. Go straight ahead at the mini roundabout onto Grange Road and turn left at the next roundabout onto Mill Forest Way. Turn right at the next roundabout onto Oaklands Drive and take the next right onto Heath Grove. Turn left at the T junction and number 15 will be found at the top of the street and is signified by our For Sale board.



- OFF STREET PARKING • EPC - D • SPACIOUS FAMILY HOME IN CUL - DE - SAC LOCATION • VIEWING RECOMMENDED

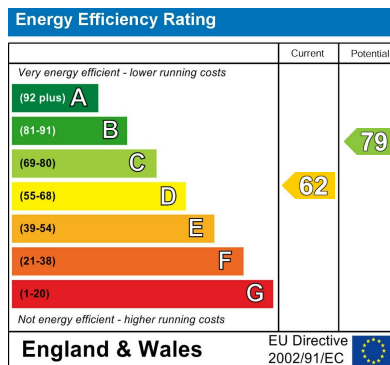




Additional Information

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

Floor Area - sq ft
Tenure - Freehold



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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