

local
properties

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2 Smithies Moor Close Batley, WF17 8AY

£225,000

Freehold

***** EXTENDED & WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW - TWO RECEPTION ROOMS - FITTED KITCHEN WITH INTEGRATED APPLIANCES - GENEROUS CORNER PLOT - LOW MAINTENANCE GARDENS, DRIVE & CAR PORT - CUL-DE-SAC LOCATION - NO CHAIN ***** This well maintained property has gas central heating and double glazing and comprises: fitted kitchen, spacious lounge, inner hall, sitting room, two bedrooms, shower room. To the outside, there are paved low maintenance gardens to three sides with an extensive outbuilding and garden shed. The driveway leads to a single detached garage and carport and provides ample parking for several cars. Located in a cul-de-sac close to all amenities, an early viewing of this well maintained bungalow is advised.



• EXTENDED SEMI DETACHED BUNGALOW • TWO BEDROOMS - BOTH WITH FITTED FURNITURE

KITCHEN

12'5" x 8'6"

With base, wall and glass fronted display units incorporating stainless steel sink unit. Gas hob, electric oven and extractor. Plumbed for automatic washing machine. Integrated dishwasher and fridge. Tiled splashbacks. Window to front and door to side. Radiator.

LOUNGE

18'0" x 11'5"

Fireplace surround with tiled back and hearth and inset Living Flame gas fire. Coving to ceiling. Wall light points. Window to front. Radiator.

SITTING/DINING ROOM

19'8" x 8'10"

Fireplace surround with tiled back and hearth and fitted gas fire. Coving to ceiling. Wall light points. Window and french doors to rear.

INNER HALL

Access to loft.

BEDROOM ONE

13'5" x 8'6"

With fitted wardrobes to one wall with dressing table.

Coving to ceiling. Radiator. Patio doors leading into sitting room.

BEDROOM TWO

7'2" x 6'6"

With fitted wardrobes to one wall. Window to side.

SHOWER ROOM

Part tiled with three piece suite comprising: shower, vanity wash hand basin, low flush wc. Ceramic tiled floor. Heated towel rail. Window to side.

EXTERIOR

Low maintenance garden to the front which is paved with gravel borders and a selection of mature plants and shrubs. Paved gardens to the side and rear of the property with gravelled borders. Single detached garage with power and light and carport. Garden shed and additional outbuilding with power and light. Outside tap. Driveway providing off street parking for several vehicles.

DIRECTIONS

From Birstall centre proceed down Smithies Lane and go straight on at the traffic lights onto Smithies Moor Lane.

Take the first left onto Smithies Moor Crescent and Smithies Moor Rise is the next turning on the right.



- TWO RECEPTION ROOMS • FITTED KITCHEN WITH INTEGRATED APPLIANCES • SHOWER ROOM

Number 2 will be found on the right hand side, signified by our For Sale board.



- GENEROUS PLOT WITH LOW MAINTENANCE GARDENS • DRIVE, GARAGE & CARPORT • CUL-DE-SAC LOCATION • ENERGY RATING - D • NO CHAIN

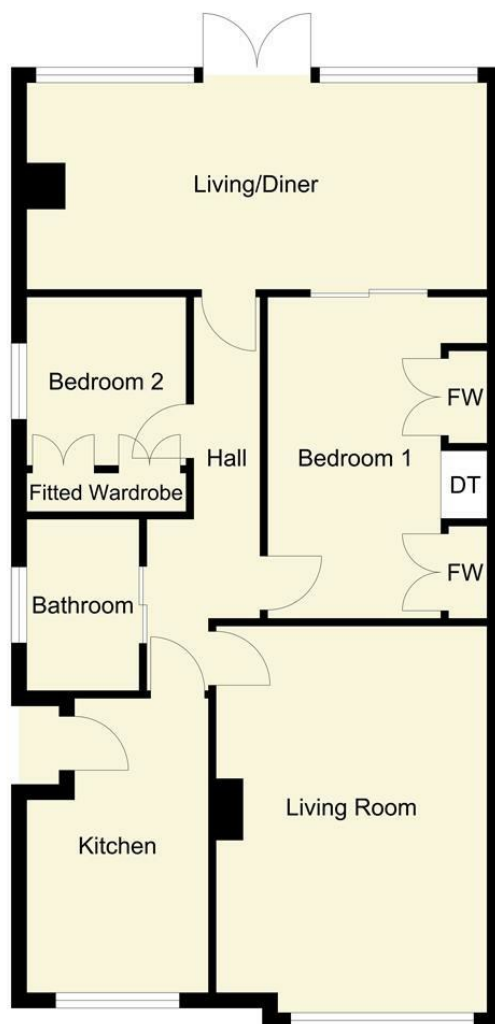




Additional Information

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

Floor Area - sq ft
Tenure - Freehold



2 Smithies Moor Close



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	84
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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