

local  
properties

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## 26 Ferndene Walk Batley, WF17 9BZ

**£159,950**  
**Freehold**

\*\*\*\*\* WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE - LOUNGE & DINING KITCHEN - MODERN BATHROOM - ENCLOSED GARDENS & OFF STREET PARKING TO REAR - OCCASIONAL LOFT ROOM - CONVENIENT FOR M62 - NO ONWARD CHAIN \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance hall, lounge, fitted dining kitchen, landing, two double bedrooms (both having fitted wardrobes), bathroom. To the outside, there are gardens front and rear, off street residents parking to the rear and on street parking to the front. Located close to all amenities, it is conveniently placed for access to the M62 and Leeds City Centre. Ideally suiting a couple or small family, viewing is recommended.





- TWO BEDROOM SEMI DETACHED HOUSE • GCH & PVCu DG • LOUNGE & DINING KITCHEN • MODERN BATHROOM

## ENTRANCE HALL

Laminate flooring. Understairs storage cupboard. Stairs to first floor. Door to front and window to side. Radiator.

## LOUNGE

13'5" x 9'6"

Coving to ceiling. Window to front. Radiator.

## DINING KITCHEN

15'7"5" x 10'2"

With an excellent range of base and wall units incorporating composite sink unit and mixer tap. Gas hob, electric oven and extractor hood. Plumbing for automatic washing machine. Tiled splashbacks. Laminate flooring. French doors and window to rear. Radiator.

## LANDING

Access to boarded loft.

## LOFT ROOM

15'8" x 10'9"

With velux to rear and window to side. Radiator.

## BEDROOM ONE

13'9" x 8'10"

With fitted wardrobes. Two windows to front. Radiator.

## BEDROOM TWO

9'2" x 8'10"

With fitted wardrobe. Window to rear. Radiator.

## BATHROOM

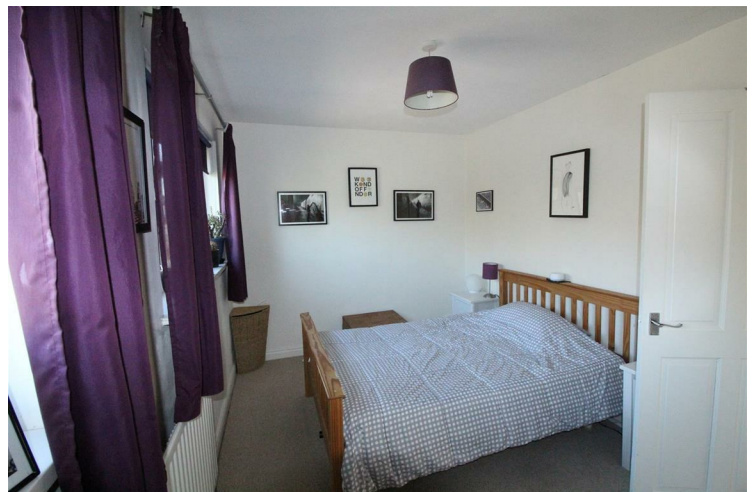
Fully tiled with three piece suite comprising: bath with electric shower over, pedestal wash hand basin, low flush wc. Ceramic tiled floor. Window to rear. Radiator.

## EXTERIOR

Low maintenance gravelled garden to the front of the property. Enclosed garden to the rear which is laid to lawn with paved patio. Garden shed. On street parking to the front of the property with off street residents parking to the rear.

## DIRECTIONS

From Birstall centre proceed up Smithies Lane and turn right onto Nelson Street. At the traffic lights turn left onto Gelderd Road and take the fourth right onto Dark Lane. Continue through the chicane and 26 Ferndene Walk will be found on the left hand side, signified by our For Sale board.



- FULLY BOARDED LOFT • ENCLOSED GARDENS FRONT & REAR • OFF STREET RESIDENTS PARKING TO REAR

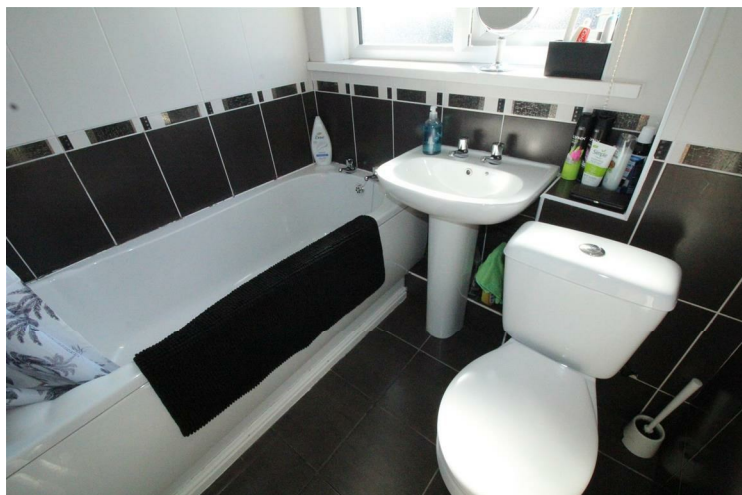




- CLOSE TO AMENITIES • CONVENIENT FOR ACCESS TO M62 • ENERGY RATING - D



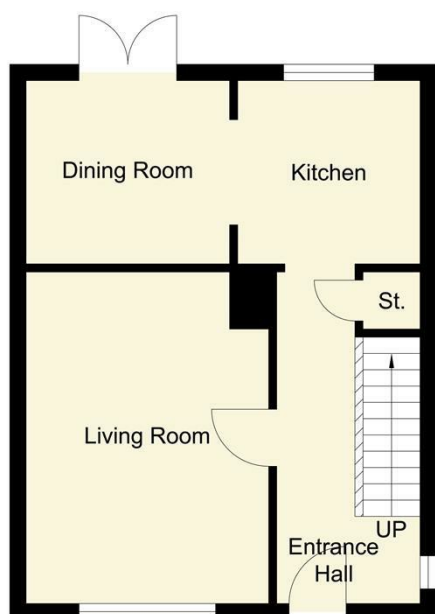




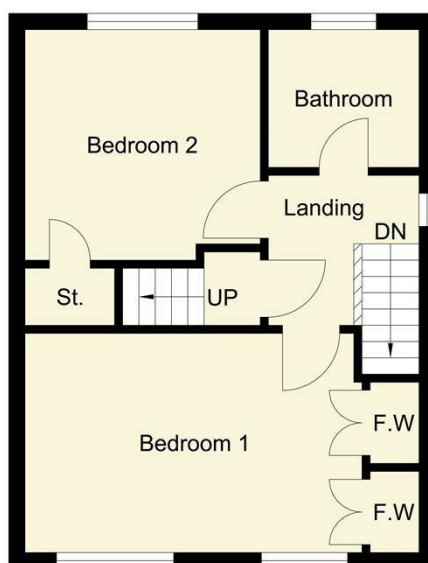
## Additional Information

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

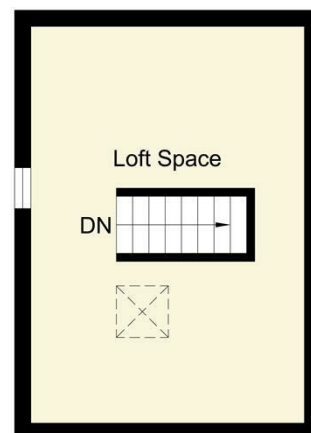
**Floor Area** - sq ft  
**Tenure** - Freehold



Ground Floor



First Floor



Second Floor

## 26 Ferndene Walk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>61</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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