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properties

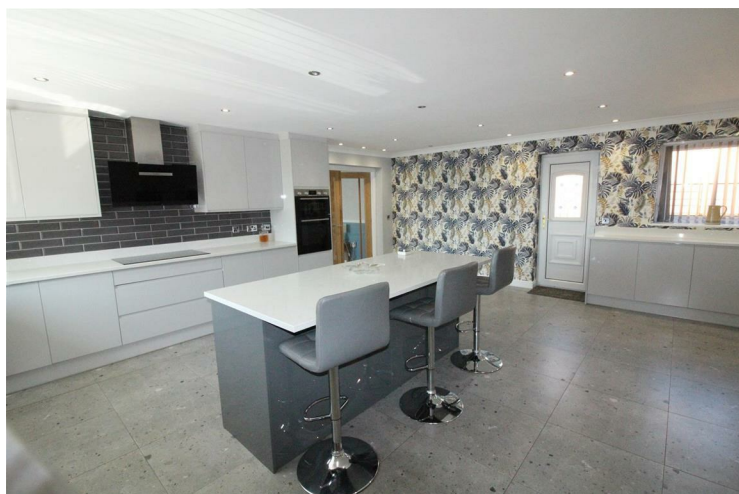
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## 4 Robin Hill Batley, WF17 0QP

£1,695 PCM

\*\*\*\*\* WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW - SPACIOUS AND VERSATILE LIVING ACCOMMODATION - CUL-DE-SAC LOCATION - AVAILABLE NOW \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance hall, lounge with french doors leading onto garden, modern dining kitchen with integrated appliances, family room, master bedroom with en suite bathroom, two further bedrooms, occasional room/bedroom four, shower room. To the outside, there are private gardens with two paved patios, decking and extensive lawned area. The driveway provides ample off street parking for several vehicles. Located in a cul-de-sac in a sought after residential area, the property is ideally placed for access to all amenities and the nearby M62. Deposit - £1955.





• THREE BEDROOM DETACHED BUNGALOW • TWO RECEPTION ROOMS • MODERN DINING KITCHEN WITH INTEGRATED APPLIANCES • OCCASIONAL ROOM/BEDROOM FOUR • EN SUITE TO BEDROOM ONE • FAMILY SHOWER ROOM • ENCLOSED GARDENS & AMPLE OFF STREET PARKING • DEPOSIT - £1955 • EPC - D • AVAILABLE NOW

### ENTRANCE HALL

Coving to ceiling. Access to loft. Karndean flooring. Door to front. Radiator.

### DINING KITCHEN

With an excellent range of base and wall units, complementary granite work surfaces and inset sink. Electric hob, electric oven and extractor hood. Integrated automatic washing machine and dishwasher. Freestanding American style fridge freezer. Centre island with breakfast bar. Coving to ceiling and inset spotlights. Bow window to front with window and door to rear. Radiator.

### LOUNGE

Fireplace surround with inset electric fire. Coving to ceiling and dado rail. Bow window to front and french doors leading into garden. Radiator.

### SITTING ROOM

Windows to side and rear. French doors to front leading onto decked patio. Radiator.

### MASTER BEDROOM & EN SUITE BATHROOM

With windows to front and side. Open plan bathroom comprising; freestanding bath, vanity wash hand basin, low flush wc. Radiator.

### BEDROOM TWO

Coving to ceiling. Window to rear. Radiator.

### BEDROOM THREE

With freestanding wardrobes. Coving to ceiling. Window to front. Radiator.

### SHOWER ROOM

Fully tiled with three piece suite comprising: shower, vanity

wash hand basin, low flush wc. Ceramic tiled floor. Heated towel rail. Two windows to rear.

### OCCASIONAL ROOM

Used by the previous occupiers as a fourth bedroom. With fitted wardrobes, skylight window and radiator.

### EXTERIOR

Driveway to the front of the property providing off street parking for several vehicles. Extensive lawned garden to the side with paved patio area. Private patio and decked area to the far side of the bungalow which is enclosed.

### DIRECTIONS

From Birstall centre proceed along Nelson Street and go straight ahead at the traffic lights onto Leeds Road. Take the first right onto Upper Batley Lane and the third right onto Intake Lane. Take the first left onto Woodlands Road and Robin Hill is the third turning on the left. Number 4 will be found on the right hand side, there is no To Let board in situ.

### NOTE

Children - yes

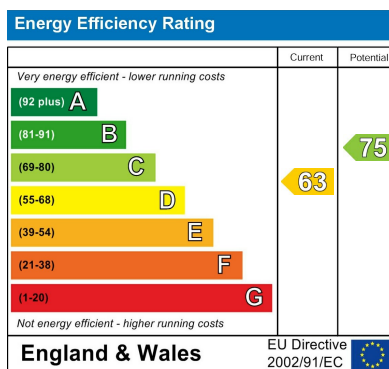
Pets - to be discussed

Smokers - outside only

The property is available now







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

Birstall Lettings  
 Midland Bank Chambers  
 Smithies Lane  
 Birstall  
 Batley  
 West Yorkshire  
 WF17 9EB

01924 474456  
[info@localproperties.net](mailto:info@localproperties.net)  
<http://www.localproperties.net/>

