

local
properties
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84 Grange Road
Batley, WF17 6LN

£199,950
Freehold

***** WELL PRESENTED END TERRACE HOUSE - THREE DOUBLE BEDROOMS - LOUNGE & SEPARATE DINING ROOM - FITTED KITCHEN & UTILITY ROOM - SPACIOUS LANDING (FORMERLY BEDROOM FOUR) - LOFT ROOM - GARDENS, OFF STREET PARKING & TWO GARAGES
***** This property has gas central heating and double glazing and comprises: lounge, dining room, fitted kitchen, cellar, utility room, landing, three first floor double bedrooms, bathroom, loft storage room. To the outside, there are enclosed gardens, driveway to integral garage and further single garage to the rear. Located close to all amenities, the property also gives easy access to both the M1 and M62. A deceptively spacious family home, an early viewing of this property is advised.



• EXTENDED END TERRACE HOUSE • THREE DOUBLE BEDROOMS • LOUNGE & SEPARATE DINING ROOM

LOUNGE

13'9" x 13'9"

Cast iron wood burning stove. Composite door and window to front. Radiator.

DINING ROOM

11'1" x 6'10"

Wood flooring. Coving to ceiling. Access to cellar. Window to rear. Radiator.

KITCHEN

8'10" x 6'6"

With base and wall units incorporating stainless steel sink unit. Gas range cooker and extractor hood. Wood flooring. Window and french doors to rear.

UTILITY ROOM

7'6" x 6'6"

Plumbing for automatic washing machine. Door to integral garage. Radiator.

CELLAR

Providing extra storage space.

LANDING

11'9" x 9'2"

This spacious area was previously a fourth bedroom and could be converted back with relative ease. Spiral staircase leading to loft room. Window to rear. Radiator.

BEDROOM ONE

14'1" x 9'2"

Window to front. Radiator.

BEDROOM TWO

9'10" x 7'10"

Window to front. Radiator.

BEDROOM THREE

9'10" x 7'10"

Window to rear. Radiator.

BATHROOM

Part tiled with three piece suite comprising: bath with shower over, vanity wash hand basin. Airing cupboard.

LOFT ROOM

With velux window to rear and radiator.



- FITTED KITCHEN & UTILITY ROOM • LOFT STORAGE ROOM ACCESSED VIA SPIRAL STAIRCASE

EXTERIOR

Lawned garden to the front of the property. Enclosed rear garden which is paved with artificial lawn, gravelled area and water feature. Driveway to the front of the property leading to integral garage. Single detached garage to the rear of the property.

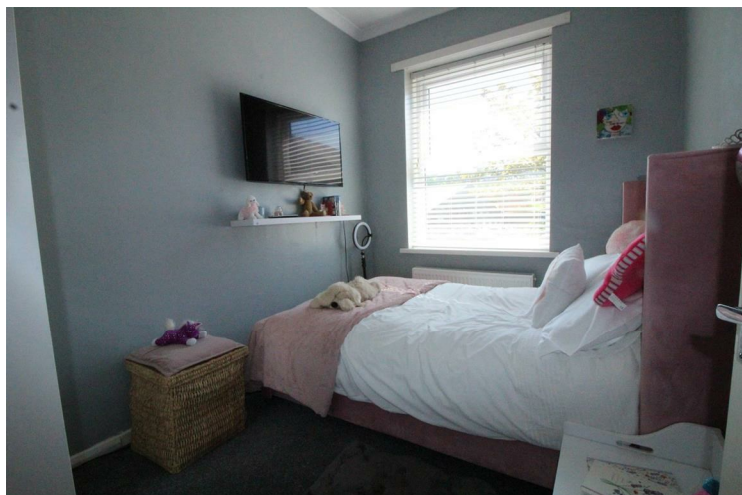
DIRECTIONS

From Birstall centre proceed down Smithies Lane and turn left at the traffic lights onto Bradford Road. Continue for some distance and turn left at the traffic lights just before the Ford dealership onto Rouse Mill Lane. Go straight ahead at the roundabout onto Grange Road and number 84 will be found on the left hand side, signified by our For Sale board.



- MODERN BATHROOM • PRIVATE GARDEN TO REAR • OFF STREET PARKING & TWO GARAGES • EPC - tbc • VIEWING RECOMMENDED





Additional Information

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

Floor Area - sq ft
Tenure - Freehold



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		
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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