

local
properties
buy • sell • let

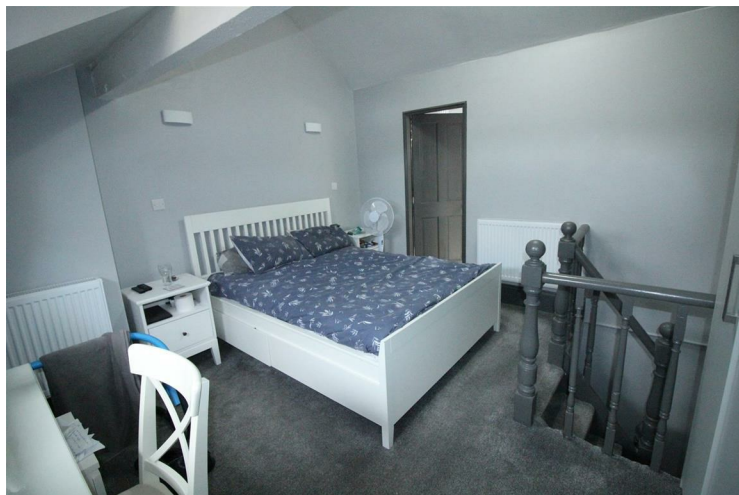


31 Carlinghow Lane
Batley, WF17 8EJ

£160,000
Freehold

***** THREE BEDROOM TERRACE HOUSE - LIVING ACCOMMODATION SET OVER THREE FLOORS - LOUNGE & DINING KITCHEN - ATTIC BEDROOM WITH EN SUITE - GARDENS & OFF STREET PARKING *****

This property has gas central heating and PVCu double glazing and comprises: lounge, dining kitchen, cellar, landing, two first floor bedrooms, family bathroom, attic bedroom with en-suite bathroom. To the outside, there are gardens to the front and rear with off street parking to the rear. Located close to all amenities, this spacious property would make an ideal family home and viewing is recommended.



• **THREE BEDROOM TERRACE HOUSE** • **LIVING ACCOMMODATION SET OVER THREE FLOORS**

LOUNGE

12'9" x 12'9"

Coving to ceiling. Laminate flooring. Window and door to front. Radiator.

LOBBY

Stairs to first floor. Radiator.

DINING KITCHEN

12'9" x 12'9"

With base and wall units incorporating composite sink. Gas point with space for range cooker. Integrated fridge freezer and automatic washing machine. Tiled splashbacks. Yorkshire stone flagged floor. Access to cellar. Door and window to rear. Radiator.

CELLAR

Providing extra storage space.

LANDING

With storage cupboard.

BEDROOM ONE

12'9" x 12'9"

Window to front. Radiator.

BEDROOM TWO

11'5" x 5'6"

Window to rear. Radiator.

FAMILY BATHROOM

Fully tiled with three piece suite comprising: bath with shower over and screen, vanity wash hand basin, low flush wc. Ceramic tiled floor. Heated towel rail. Window to rear.

ATTIC BEDROOM THREE

12'5" x 10'5"

With fitted wardrobe and drawers. Window to front. Radiator,

EN SUITE BATHROOM

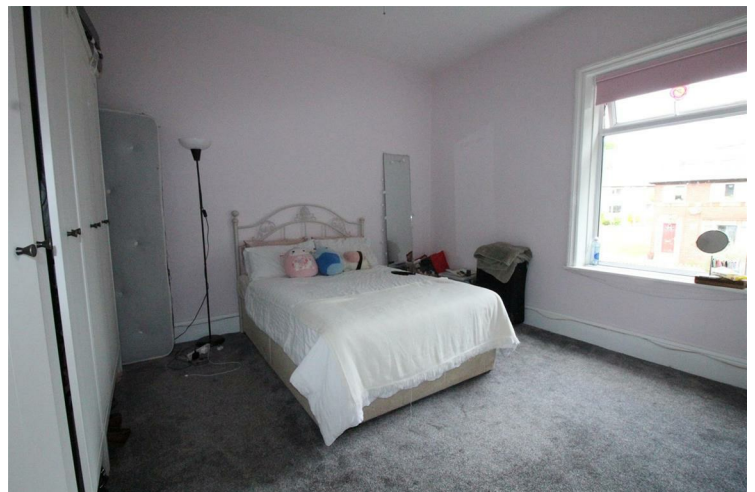
Fully tiled with three piece suite comprising: bath with shower attachment, vanity wash hand basin, low flush wc. Ceramic tiled floor. Heated towel rail. Two velux windows to rear.

EXTERIOR

Lawned garden to the front of the property. Lawned garden to the rear with off street parking.

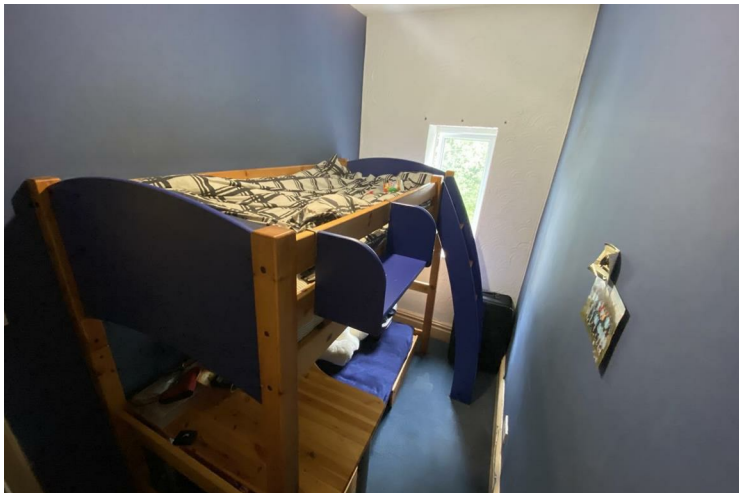
DIRECTIONS

From Birstall centre proceed down Smithies Lane and go



- GCH & PVCu DG • LOUNGE & DINING KITCHEN • TWO FIRST FLOOR BEDROOMS • MODERN FAMILY BATHROOM

straight ahead at the traffic lights onto Smithies Moor Lane. Turn left at the crossroads onto White Lee Road and take the first left onto Carlinghow Lane. Number 31 will be found on the right hand side and is signified by our For Sale board.



- ATTIC BEDROOM WITH EN SUITE BATHROOM • GARDENS FRONT & REAR & OFF STREET PARKING • EPC - tbc • IDEAL FAMILY HOME






Additional Information

Local Authority - Kirklees
Council Tax - Band A
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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