



**5 Smithies Moor Close  
Batley, WF17 8AY**

**£185,000  
Freehold**

\*\*\*\*\* WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW - CONSERVATORY TO REAR - CUL-DE-SAC LOCATION - NO CHAIN \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: lounge, fitted kitchen with integrated appliances, hall, two double bedrooms, conservatory, shower room. To the outside, there are gardens to three sides and off street parking. Located in a cul-de-sac close to all amenities, an early viewing is advised.



- TWO BEDROOM SEMI DETACHED BUNGALOW • GCH & PVCu DG • CONSERVATORY TO REAR

## BREAKFAST KITCHEN

12'1" x 8'2"

With base and wall units incorporating pot sink. Gas hob with extractor over and electric oven and grill. Integrated dishwasher and plumbing for automatic washing machine. Window to front and composite door to side. Radiator.

## HALLWAY

Access to loft.

## LOUNGE

18'0" x 11'5"

Fireplace surround with inset living flame gas fire. Window to front. Radiator.

## BEDROOM ONE

13'5" x 10'2"

Window to rear. Radiator.

## BEDROOM TWO

9'6" x 9'6"

Airing cupboard. Bifold doors to:

## CONSERVATORY

13'9" x 9'2"

French doors to rear garden.

## SHOWER ROOM

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

## EXTERIOR

Gravelled garden to the front of the property. Lawned garden to the side. Garden shed. Driveway providing off street parking.

## DIRECTIONS

From Birstall centre proceed down Smithies Lane and go straight ahead at the traffic lights onto Smithies Moor Lane. Take the first left onto Smithies Moor Rise and Smithies Moor Close is the first turning on the right. Number 5 will be found on the left hand side, signified by our For Sale board.



- MODERN KITCHEN WITH INTEGRATED APPLIANCES • MODERN SHOWER ROOM • GARDENS TO THREE SIDES



- OFF STREET PARKING • CUL - DE - SAC LOCATION • EPC - D • NO CHAIN





## Additional Information

**Local Authority** - Kirklees

**Council Tax** - Band C

**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		75
(55-68) D	60	
(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

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

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

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