

Millers Croft, Batley



£225,000



3



2



1



70

We are delighted to present this modern semi-detached family home in this sought after area. With a high standard of finishing's throughout this 3 bedroomed home would be an ideal to move straight in. On the ground floor there is a spacious lounge leading to a enclosed rear garden and a modern kitchen. To the upstairs there are 3 bedrooms with the master having fitted wardrobes and separate family bathroom. There is drive with parking for multiple vehicles and a single garage.



- Well Presented Three Bedroom Home
- Modern Style Kitchen
- Spacious Lounge
- Downstairs WC
- Master Bedroom with Fitted Wardrobes
- Family Bathroom
- Garage and Driveway for Multiple Vehicles
- EPC Grade C
- Council Tax Band C

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Entrance Hallway

Leading into the property through the front door, the entrance hallway branches off into the downstairs cloakroom/WC, kitchen and lounge.

Kitchen

7'10" x 9'10" (2.412 x 3.02)

A modern style kitchen at the front of the house, ample cupboard and storage space, wooden work surfaces, built in oven, gas hob and extractor fan and single sink with a mixer tap. There is also plumbing for a washing machine and dishwasher.

Cloakroom

3'0" x 6'1" (0.927 x 1.868)

Convenient downstairs WC and hand wash basin

Lounge

14'9" x 11'1" (4.496 x 3.383)

A spacious living/dining area which has sliding doors out to the enclosed rear garden, with décor to a high standard and a good sized under stair storage cupboard, there is also space for a dining area.

Landing

8'7" x 6'5" (2.63 x 1.981)

Stairs leading to the landing with access to all three bedrooms and family bathroom and access to the loft.

Master Bedroom

8'3" x 12'8" (2.525 x 3.886)

A spacious master bedroom overlooking the front of the house, decorated in grey with feature wallpapered wall and double fitted wardrobes.

Bedroom Two

9'7" x 6'9" (2.946 x 2.061)

Overlooking the enclosed garden, currently set out as a spacious single, the room offers space for a double bed with furniture. Currently decorated in grey with brick patterned wallpaper.

Bedroom Three

8'0" x 7'8" (2.46 x 2.357)

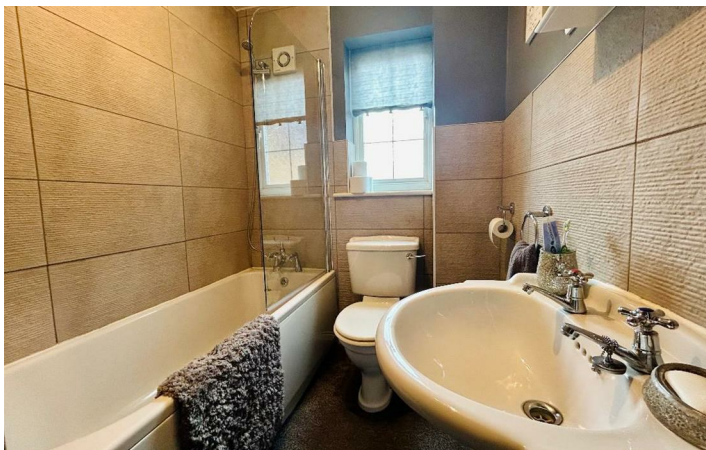
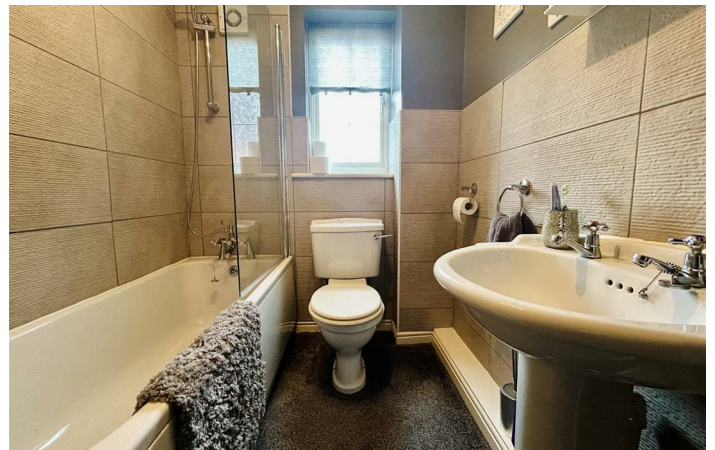
A single sized bedroom overlooking the rear of the property.

Bathroom

Modern family bathroom with tiled surround, shower over bath with glass shower screen, hand basin and low flush WC.

External

A lawned area at the front of the house and path leading to the welcoming red front door. There is a drive which can hold multiple vehicles and a single garage. The rear garden is enclosed with a patio area and a raised grassed area, perfect for entertaining.



Floor Plan



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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