



£155,000

TENURE : FREEHOLD

Withens Road , Batley, WF17

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

Spacious three-bedroom family home with additional loft room

Modern kitchen with ample storage and two pantries

Large enclosed rear garden with patio

Decked seating area

Outdoor bar

Private driveway providing off-road parking

Movenowproperties.com LTD
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MoveNow
Properties

MoveNowProperties are delighted to present this spacious three-bedroom family home, offering generous living accommodation throughout and a versatile loft room. Situated in a sought-after residential area, this property boasts modern interiors, ample storage, and an impressive enclosed rear garden complete with an outdoor bar – perfect for entertaining.

Entrance

Welcoming entrance featuring a UPVC entrance door with frosted glass side panel. The hallway is finished with laminate flooring, staircase leading to the first floor, and doors providing access to the kitchen and living room.

Kitchen

Measurements: 14'8" x 11'6" (4.48m x 3.50m)

A bright and functional kitchen offering a range of wall and base units with complementary work surfaces and splashbacks. Includes a freestanding oven with gas hob, 1.5 sink and drainer with mixer tap, and plumbing for a washing machine and space for dryer. There is also space for a fridge freezer, two useful pantry cupboards, a radiator, and a window overlooking the rear garden. A UPVC door with frosted glass panel provides access to the enclosed rear garden.

Living Room

Measurements: 17'6" x 10'7" (5.33m x 3.22m)

A spacious living area featuring laminate flooring, double glazed windows to both the front and rear, and two radiators ensuring warmth throughout. The room is complemented by a stone fireplace, picture rail detailing, and ample natural light – perfect for relaxation or entertaining guests.

Stairs and Landing

Carpeted staircase with handrail, leading to a first-floor landing with doors providing access to all bedrooms, bathroom, and WC.

Bedroom One

Measurements: 11'7" x 10'7" (3.54m x 3.23m)

A well-proportioned double bedroom with laminate flooring, radiator, and fitted wardrobes. Features a double glazed window overlooking the front aspect.

Bedroom Two

Measurements: 12'2" x 9'2" (3.72m x 2.80m)

Another spacious double bedroom benefiting from laminate flooring, radiator, and two double glazed windows overlooking the front. Includes fitted wardrobes providing excellent storage.

Bedroom Three

Measurements: 9'2" x 2'8" (2.80m x 2.44m)

A good-sized third bedroom featuring laminate flooring, radiator, fitted wardrobe, and a double glazed window overlooking the rear. Includes loft hatch with fitted ladders providing access to the loft room.

Loft Room

Measurements: 26'4" x 7'6" (8.03m x 2.28m)

A versatile additional space accessed via loft ladders, featuring carpet flooring, lighting, and two Velux windows offering natural light – ideal as a home office, hobby room, or storage area.

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Bathroom

Measurements: 7'2" x 5'6" (2.18m x 1.68m)

Modern three-piece suite comprising low-level WC, pedestal wash basin, and corner bath with overhead shower and glass screen. Finished with recessed spotlights, tiled walls, chrome towel radiator, and a frosted double glazed window overlooking the rear.

WC

A useful separate WC, finished with tiled flooring and walls, recessed spotlights, and a frosted double glazed window overlooking the rear.

Outside

To the front, the property boasts a large private driveway providing off-road parking and gated access. The spacious enclosed rear garden features patio and raised decked seating areas, fenced boundaries, flowerbeds, and a brick-built outhouse for storage. A fantastic outdoor bar area completes this wonderful garden, perfect for summer entertaining.

Tenure: Freehold

Council Tax Band A

Property Type: Mid Terrace

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

Broadband Connection - Fibreoptic

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road, private drive

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

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Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

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- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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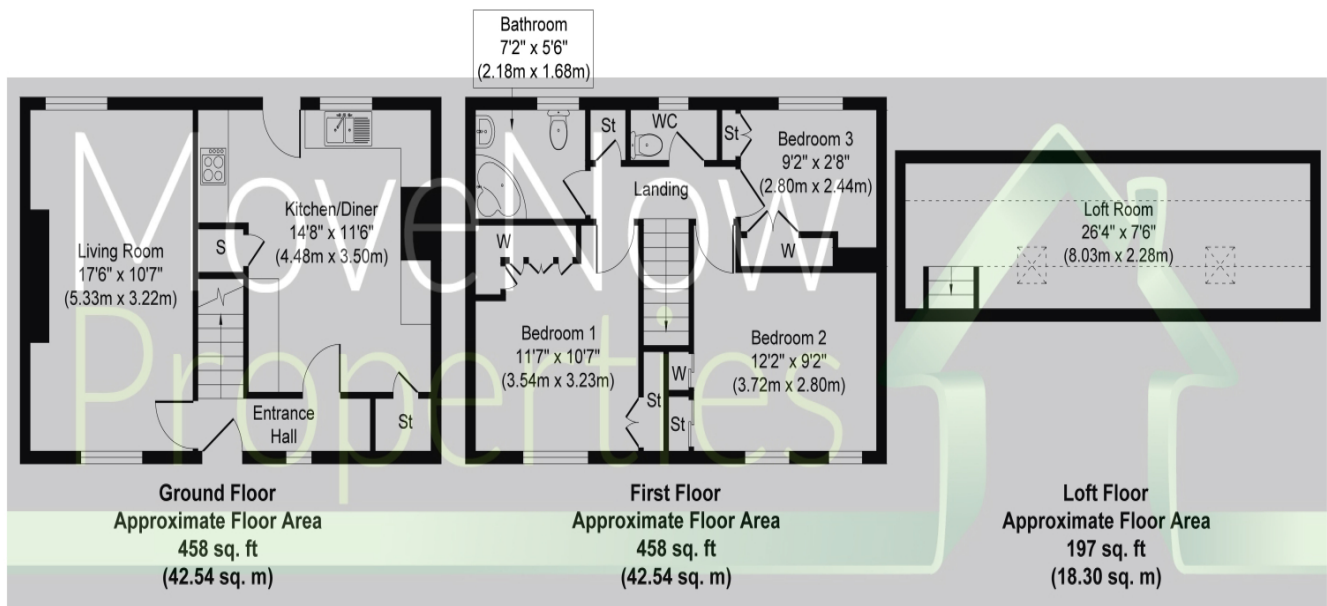
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