HUNTERS®

HERE TO GET *you* THERE

Denison Street

Batley, WF17 7NU

Offers In Excess Of £150,000

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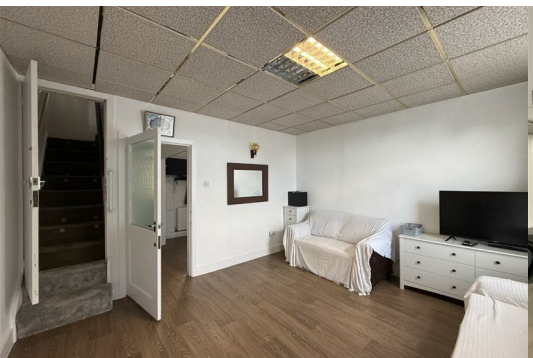
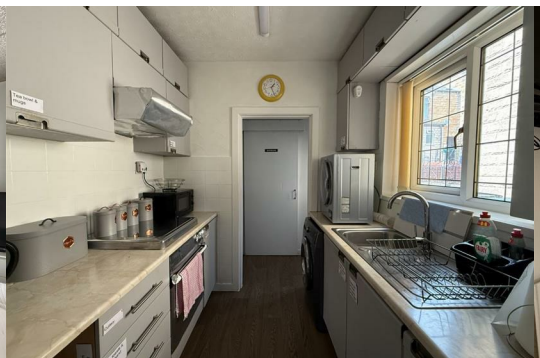
Offered for sale is this two-bedroom mid terraced property which would make the perfect first home or is a great opportunity for the investor. Situated in this popular location with easy access to local and town centre amenities and schools. The property is available to be occupied with the minimum of expense and the accommodation briefly comprises lounge,dining room and kitchen, downstairs wet room and lower-level basement rooms and to the first floor two double bedrooms. Outside there is a small garden area to the front and the rear yard with potential to be extended to the first floor like similar properties in the street (Subject to planning consents). Having on street parking and being sold with no onward chain. Early interest is likely to be high so avoid disappointment and book your viewing today





ENTRANCE
Entrance through double glazed front door.

LOUNGE 13'10" x 12'9" (4.23m x 3.90m)
A spacious family lounge with laminate floor and double glazed window to the front and fitted radiator. Doors to first floor and inner hallway

INNER HALL
Leading to dining room and lower level basement and kitchen

DINING ROOM 7'10" x 7'5" (2.41m x 2.27m)
Fitted with laminate flooring and double glazed window and fitted radiator.

KITCHEN 7'2" x 6'11" (2.19m x 2.12m)
Fitted with a range of wall and base units with fitted oven and hob with contrasting worktop with surfaces with inset sink with mixer taps and being part tiled and space for washing machine and under counter fridge freezer, Having a window to the side elevation with wall mounted gas boiler. Archway leading to ground floor wet room and further external double glazed door to rear yard.

LOWER LEVEL BASEMENT
Access to two large basement rooms.

LANDING
Access to two double bedrooms and fitted double glazed window.

BEDROOM 1 13'10" x 12'9" (4.22m x 3.91m)
A truly spacious large double bedroom with two double glazed windows and fitted radiator.

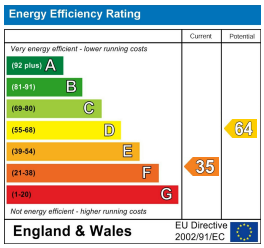
BEDROOM 2 8'6" x 8'1" (2.60m x 2.48m)
Another double bedroom with double glazed window and fitted radiator.

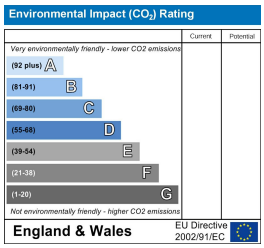
EXTERNAL
A Small front yard with wrought Iron gated access with paved front yard and the rear has a small paved yard as well. There are numerous properties on the street which have had substantial two-storey extensions to the rear and this property has potential for extending the property to the first floor to make a sizeable family home, subject to planning. Having on street parking to the front

Area Map

Floor Plans

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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