

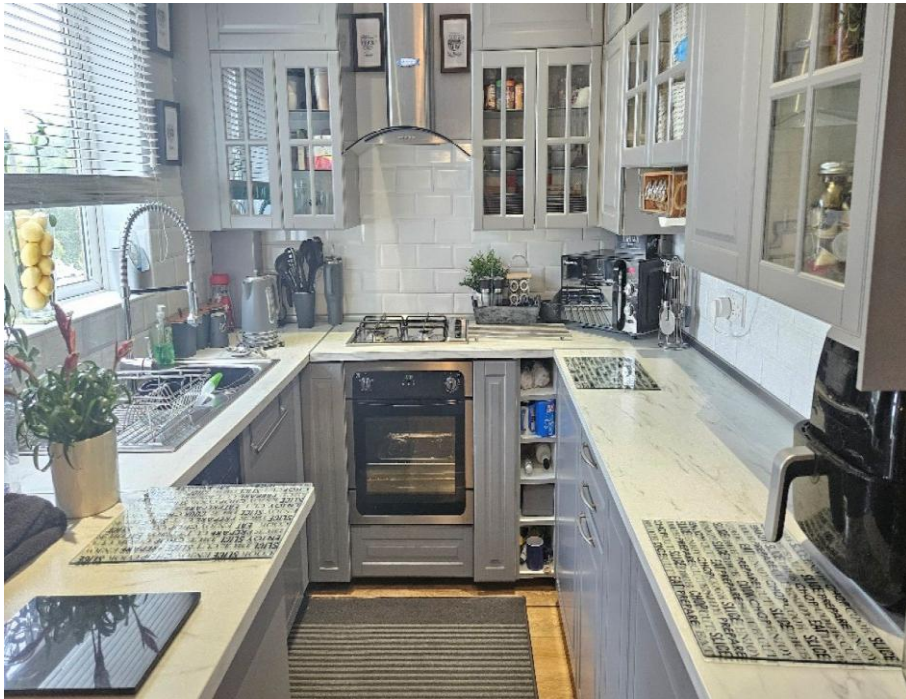


Hill Rise, Soothill Batley WF17 6RJ

welcome to

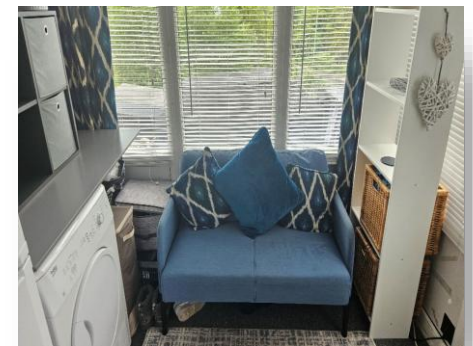
Hill Rise, Soothill Batley

LOOKING FOR A READY-MADE SEMI-DETACHED PROPERTY INSIDE AND OUT THAT IS YOUR FIRST TIME BUY OR MAYBE DOWNSIZE INTO? ... THEN VIEW TODAY AS WILL GO QUICK!



Tucked away in this cul-de-sac setting is this well-presented, inside and out, three bedroom semi-detached property benefiting from, to the ground floor, a good-sized 15ft lounge, 14ft kitchen diner with integrated appliances leading onto the 8ft conservatory. To the first floor there are three bedroom (two double and one single), the family bathroom and the bonus of a full functional loft room. Externally, there is allocated parking for two cars to the front and to the rear you have the fabulous, enclosed, southerly facing landscaped garden perfect for all you sun-worshippers as has various sitting areas to relax or entertain on including artificial grass and pebbled areas, gazebo and summer house no less! Being tucked away but still very handily positioned for access to the M1/M62 motorway networks, local schooling, amenities and all local town centres. Don't miss this cracking semi-detached property as William H Brown in Dewsbury believe this won't be on the market long..... View today!

Agent Note



view this property online williamhbrown.co.uk/Property/DWS118193



welcome to

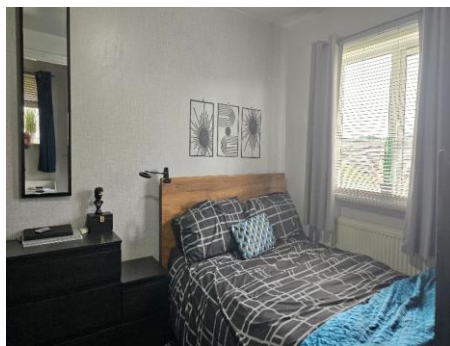
Hill Rise

- Three Bedroom Semi-Detached Property
- 15ft Lounge, 14ft Kitchen Diner
- 8ft Conservatory, Family Bathroom
- Loft Room, Allocated Parking For Two Cars
- Southerly Facing Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/DWS118193



Property Ref:
DWS118193 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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