

PLOT 2 THE PASTURES

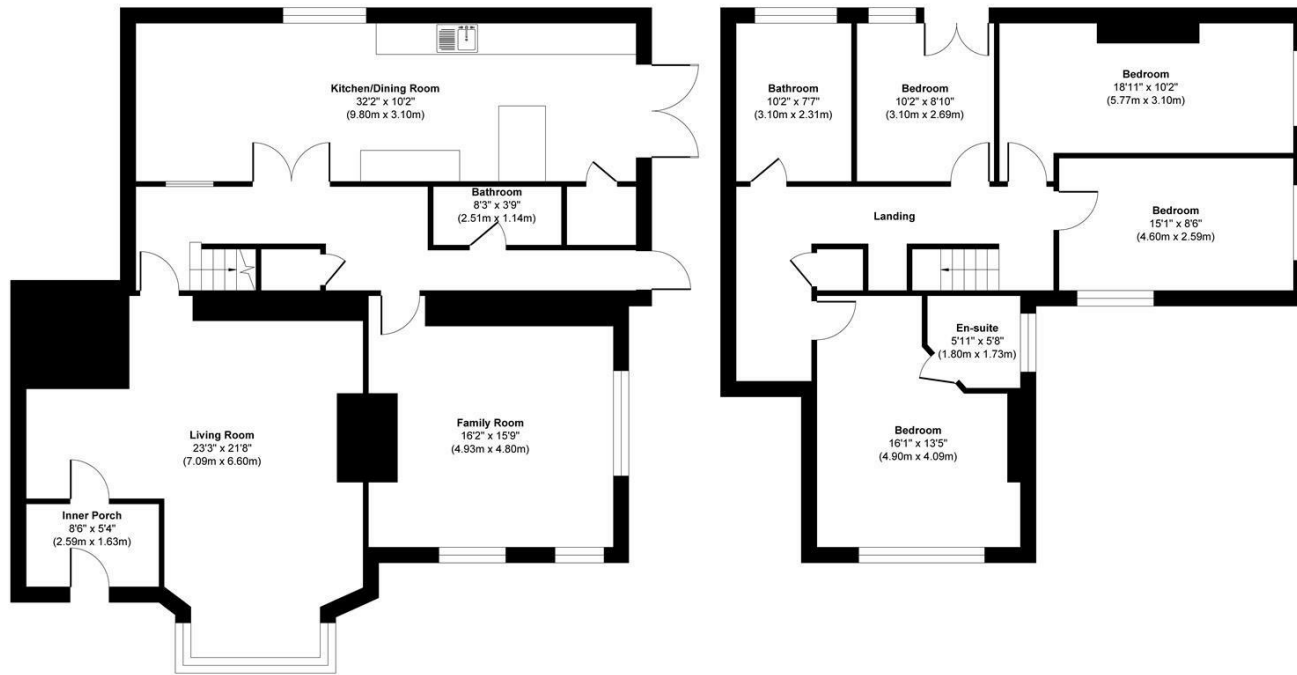
BATLEY, WF17 7BJ

£450,000
FREEHOLD

The Pastures is an exclusive collection of three exceptional homes, comprising two expertly converted semi-detached residences and one newly built detached property, thoughtfully created from the former Shoulder of Mutton pub. Bespoke options are available to early interests!

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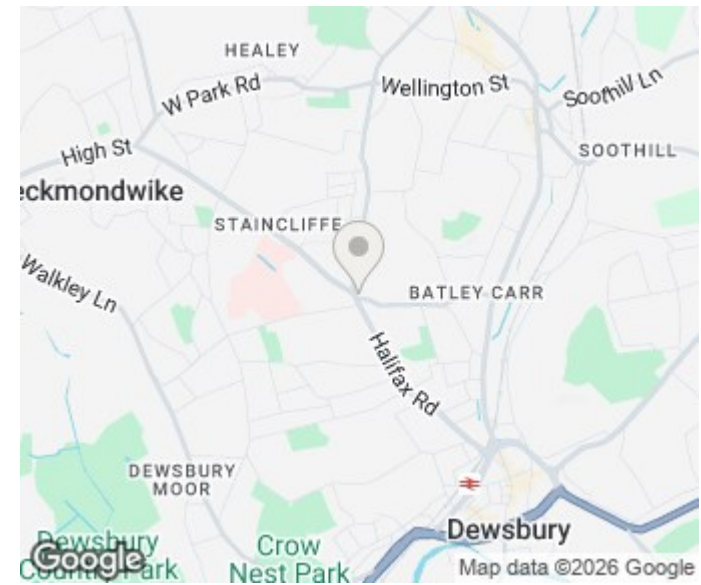


Ground Floor
Approximate Floor Area
1268 sq. ft
(117.80 sq. m)

First Floor
Approximate Floor Area
861 sq. ft
(79.98 sq. m)

Approx. Gross Internal Floor Area 2129 sq. ft / 197.78 sq. m

Illustration for identification purposes only. measurements are approximate, not to scale.
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| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (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

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