



Bradford Road, Batley WF17 8LB

welcome to

Bradford Road, Batley

Guide Price £175,000 - £185,000 LOOKING FOR A THREE BED PROPERTY IN CENTRAL BATLEY WITH ALL AMENITIES ON YOUR DOORSTEP OFFERED WITH NO CHAIN? THEN VIEW TODAY!!



Entrance Hallway

Part double glazed composite door to front, double glazed window to front, gas central heating radiator, dado rail, coving to ceiling and stairs to first floor landing.

Lounge

14' 8" MAX x 12' MAX (4.47m MAX x 3.66m MAX)

Double glazed window to front, gas central heating radiator, dado rail, gas coal effect fire with marble surround, inlay and hearth.

Kitchen / Diner

15' 1" x 10' (4.60m x 3.05m)

Fitted kitchen with a range of wall and base units, complementary work surfaces, splashback tiling, stainless steel one and half bowl sink drainer with mixer tap, gas cooker point, wall mounted cooker hood, plumbing for washing machine and dishwasher, gas central heating radiator, spotlights to and coving ceiling, dado rail, understairs storage cupboard, part double glazed composite door to garden, double glazed french doors to garden and double glazed window to rear.

First Floor Landing

Double glazed window to side, dado rail, coving to ceiling, access to loft space via drop down ladder which has been partly boarded with lighting. Doors to first floor accommodation.

Bedroom One

12' 3" x 8' 9" (3.73m x 2.67m)

Double glazed window to rear, gas central heating radiator, telephone point, fitted wardrobes and overhead storage to one wall.

Bedroom Two

12' 5" x 8' 9" (3.78m x 2.67m)

Double glazed window to front and gas central heating radiator.

Bedroom Three

9' 3" MAX x 5' 9" MAX (Includes Bulkhead) (2.82m MAX x 1.75m MAX (Includes Bulkhead))

Double glazed window to front, gas central heating radiator and over bulkhead storage cupboard housing the boiler.

Bathroom

Double glazed window to rear, wood panelled bath with mixer tap and wall mounted shower over. Vanity wash hand basin with mixer tap and storage below, WC, chrome ladder style gas central heating radiator. Tiled walls and floor where visible.

Exterior

The front garden has been laid to lawn. There is a shared driveway with parking for multiple vehicles. The good sized tiered rear garden has paved and lawned areas and is stocked with established plant and shrubs.

Detached Garage

18' x 9' 3" (5.49m x 2.82m)

Benefiting from an up and over door and double glazed window to side.



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Bradford Road, Batley

- Guide Price £175,000 - £185,000
- Three Bedroom Semi-Detached Property
- 14ft Lounge, 15ft Kitchen Diner
- Driveway, Detached Garage
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Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£175,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DWS117650 - 0005

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