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Sunny Court, White Lee Gardens

White Lee, Batley, WF17 8FQ

Offers Over £400,000

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A wonderfully presented four-bedroom executive detached family home situated on this select development of White Lee Gardens. Located in a quiet cul-de-sac location yet conveniently placed within minutes to town centre local amenities, schools including Heckmondwike Grammar school, Ikea retail park, White Rose Shopping centre and the M62 and M1 motorway network, which is ideal for the commuter Available for occupation with the minimum of expense, the property briefly comprises hallway, lounge and stunning dining kitchen, office room, and playroom, guest cloak/wc, four double bedrooms, en-suite to master, family bathroom. Externally there is a spacious driveway providing secure off-street parking and exceptional and large enclosed gardens to the rear with wonderful far-reaching views. This outstanding property would make the perfect family home and must be viewed to be fully appreciated.

ENTRANCE
A front composite double glazed door which leads into the impressive entrance hallway with modern panelled walls. Staircase which leads to the first floor and doors to the playroom, cloaks/W.C, dining kitchen.

LOUNGE 10'11" x 19'11" (3.33m x 6.08m)
The spacious lounge with feature oak fireplace beam and freestanding electric fire, modern panelled wall to one side and double glazed bay window to the front aspect, with fitted wall radiator

GAMES/PLAYROOM 6'3" x 9'11" (1.91m x 3.03m)
The house integral garage which is currently used as a playroom but can be used for a number of uses, like a gym or home office, with access to the garage with roller shutter door and plumbed for washer/dryer.

DINING KITCHEN 26'5" x 9'5" (8.06m x 2.88m)
The light and airy dining kitchen has a modern range of high gloss wall and base units with complementary work surfaces. Stainless steel sink with mixer tap. Eye level fitted electric double oven and five ring gas hob with extractor fan over. Integrated dishwasher and fridge/ freezer. Double glazed window to the rear aspect and patio doors to rear garden. Door to a office room.

OFFICE ROOM
Previously used as the house utility room but has been re modelled to provide a work station, ideal for those who work from home. The room still has all the pipework available should the new owners want to convert the room back to a utility room for large household appliances, double glazed door to the side garden

DOWNSTAIRS WC
Larger than average and contains a white two piece suite comprising of wash hand basin and low flush WC. extractor fan.

FIRST FLOOR LANDING
Access to four bedrooms and family bathroom and Linen/airing cupboard, Loft access with drop down ladder which is fully boarded . Doors leading to the bedrooms and bathroom

MASTER BEDROOM 11'2" x 14'10" (3.41m x 4.53m)
Access to en-suite. fully fitted mirror panelled slider wardrobes. Double glazed window to the front aspect and fitted radiator

EN SUITE
Contains a white three piece suite comprising of low flush WC, wash hand basin inset in vanity unit and shower cubicle. Tiled walls and a double glazed window to the front aspect and wall mounted radiator.

BEDROOM 2 8'5" x13'4" (2.58m x4.08m)
A double bedroom with fitted radiator and double glazed window

BEDROOM 3 8'5" x 12'4" (2.59m x 3.77m)
A double bedroom with fitted radiator and double glazed window and far reaching views across the nearby fields.

BEDROOM 4 10'4" x 10'5" (3.15m x 3.20m)
A double bedroom with fitted radiator and double glazed window and far reaching views across the nearby fields.

BATHROOM
Comprising a four piece suite comprising of rectangular bath with mixer shower tap, shower cubicle, low flush WC and wash hand basin. Complementary tiled walls. Chrome heated towel rail. Double glazed window to the side aspect with obscure glass.

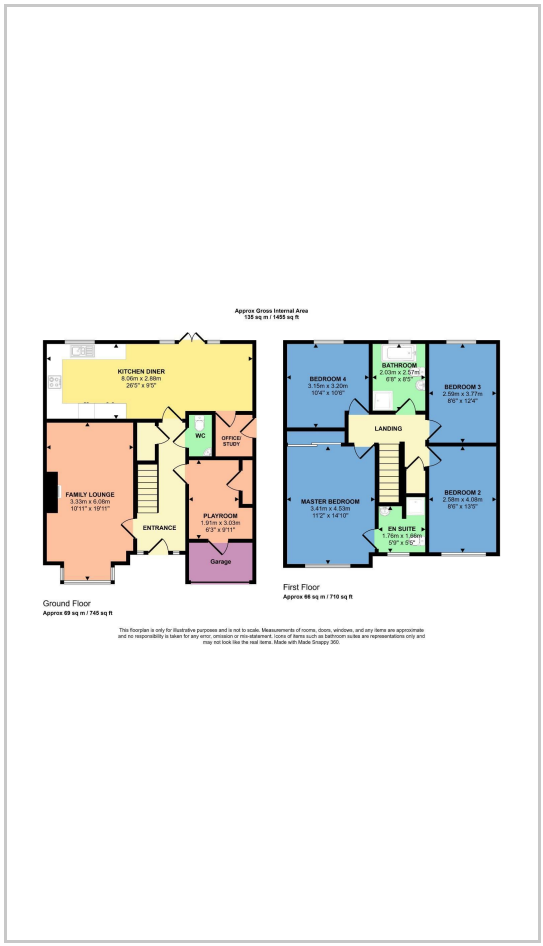
GARAGE
Small garage with roller shutter door, space with plumbing for large household appliances like a washer dryer.

OUTSIDE
The property has a front driveway for two cars providing private parking which leads to the integral garage. The rear garden enjoys expansive, uninterrupted views over the surrounding farmland, providing a peaceful and picturesque backdrop. This immaculate outdoor space is perfect for entertaining guests, hosting barbecues, or simply enjoying Al fresco dining in a serene, scenic setting.

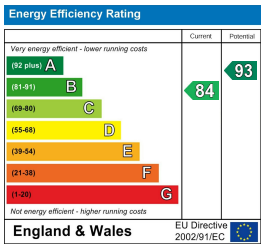
ADDTIONAL INFORMATION
The development site service charge is currently £144.00 PER ANNUM

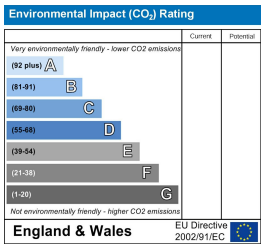
Area Map

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.
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