

local
properties

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**1 Farfield Avenue
Batley, WF17 8DT**

£197,500

Freehold

***** END TOWN HOUSE ON GENEROUS PLOT WITH SCOPE TO EXTEND - THREE BEDROOMS & BOARDED LOFT - GARDEN ROOM/OFFICE - OFF STREET PARKING - CUL-DE-SAC LOCATION - NO CHAIN ***** This property has PVCu double glazing and electric air source central heating (fitted 2023) and comprises: entrance vestibule, lounge, dining kitchen, landing, three bedrooms, bathroom, boarded loft via pull down ladder. To the outside, there is a gravelled area providing off street parking for two vehicles and extensive lawned gardens to the side and rear of the property. Located in a cul-de-sac, the property is ideally placed for access to all amenities and neighbouring towns. In our opinion, this family home has potential to extend (subject to the necessary consent being obtained) and viewing is recommended so it may be fully appreciated.



- END TOWN HOUSE ON EXTENSIVE PLOT • THREE BEDROOMS & BOARDED LOFT • PVCu DG & ELECTRIC HEATING SYSTEM (FITTED 2023)

ENTRANCE VESTIBULE

Stairs to first floor. Door to front. Radiator.

LOUNGE

13'1" x 12'9"

Coving to ceiling and wall light points. Fireplace surround with inset electric fire. Window to front. Radiator.

DINING KITCHEN

15'1" x 8'6"

With base and wall units incorporating stainless steel sink unit. Halogen hob, electric oven and extractor over.

Plumbing for automatic washing machine. Two windows and door to rear. Radiator.

LANDING

Access to boarded loft via pull down ladder.

BEDROOM ONE

11'9" x 8'2"

With fitted wardrobes to one wall. Laminate flooring.

Window to front. Radiator.

BEDROOM TWO

9'10" x 9'6"

With storage cupboard. Window to rear. Radiator.

BEDROOM THREE

8'6" x 6'2"

With storage cupboard and drawers. Window to front.

Radiator.

BATHROOM

Fully tiled with three piece suite comprising: bath with shower over, pedestal wash hand basin, low flush wc.

Window to rear.

BOARDED LOFT

Accessed via pull down ladder with laminate flooring and velux window to rear.

EXTERIOR

Gravelled garden to the front of the property which provides off street parking for two vehicles. Extensive lawned gardens to the side and rear with potential to extend (subject to the necessary consent being obtained). Garden room/office/home gym to the rear of the property (approx 4m x 2m) which provides additional living space.

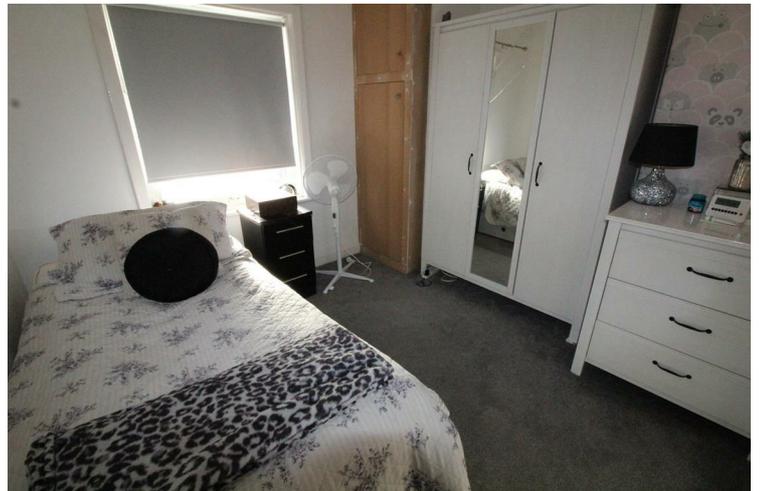
DIRECTIONS

From Birstall centre proceed down Smithies Lane and go straight ahead at the traffic lights onto Smithies Moor Lane. Turn left at the crossroads onto White Lee Road and



- LOUNGE & DINING KITCHEN • FITTED BEDROOM • GARDEN ROOM/HOME OFFICE • ENERGY RATING - TG

take the first left onto Carlinghow Lane. Farfield Avenue is the second turning on the left where number 1 will be found on the left hand side, signified by our For Sale board.



- SCOPE TO EXTEND (SUBJECT TO OBTAINING NECESSARY CONSENT) • GARDENS TO THREE SIDE & OFF STREET PARKING • CUL - DE - SAC LOCATION - NO CHAIN

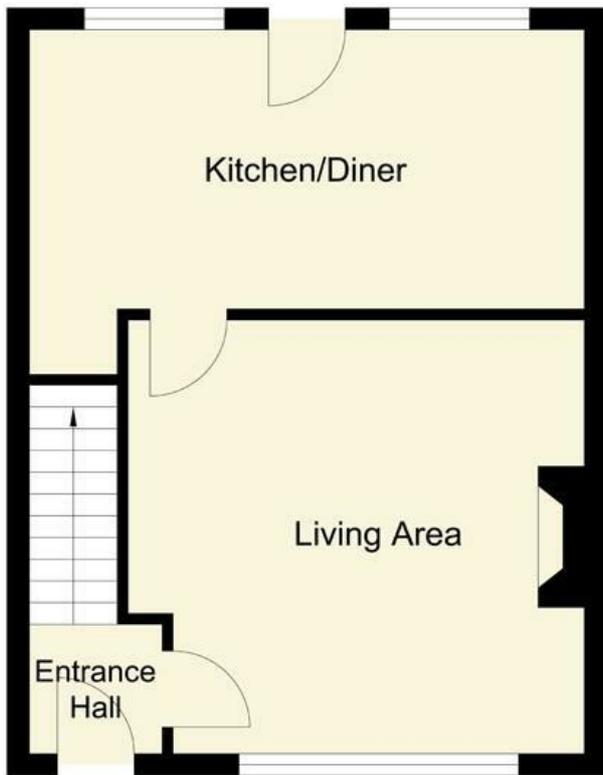




Additional Information

Local Authority - Kirklees
Council Tax - Band A
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold

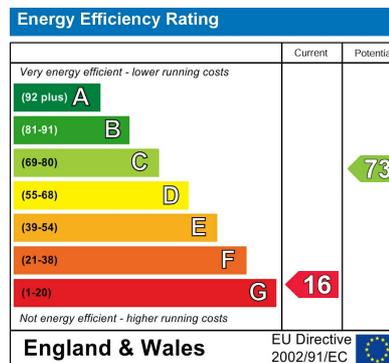


Ground Floor



First Floor

1 Farfield Avenue



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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