

HUNTERS[®]

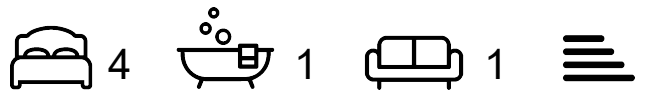
HERE TO GET *you* THERE



Kirkgate

Hanging Heaton, Batley, WF17 6DD

Guide Price £250,000



GUIDE PRICE £250,000 - £260,000

This outstanding four bedroom semi-detached family home has something to offer everyone. Boasting 1582 square feet of living/garage accommodation, you will be hard pushed to find a more flexible and versatile family home central to Wakefield. The accommodation spills over three floors offering a high degree of privacy for all family members which is seldom found in a more conventional house. The rooms are vast and the living spaces are bright, with a stunning sun terrace off the kitchen, you have some of the best far reaching views that this coveted area has to offer. With minimal maintenance the terrace will score high marks with those adverse to gardening. Inside, you feel a million miles away from the hustle and bustle of daily life yet in a convenient location for city commuters to Wakefield, Bradford and Leeds.



ENTRANCE HALL

Through double glazed door into the hallway with central heating radiator, double glazed windows to the side and stairs to the first floor.

LOUNGE 19'10" x 14'2" (6.06m x 4.32m)

Having a double glazed window to the front and central heating radiator.

KITCHEN DINER 17'10" x 9'4" (5.44m x 2.85m)

Having a range of solid oak wall and base units with contrasting work surfaces incorporating a stainless steel one and a half bowl sink with drainer and complementary splashback tiling, built-in electric oven and hob with chimney extractor above. With built in dishwasher, central heating radiator, double window to the rear and French doors leading to the balcony.

LOWER GROUND FLOOR ROOM 1 10'5" x 6'5" (3.19m x 1.96m)

This room would be ideal for a variety of uses.

LOWER GROUND FLOOR ROOM 2 11'4" x 10'5" (3.47m x 3.19m)

This room would be ideal for a variety of uses.

FIRST FLOOR LANDING

With central heating radiator and double glazed window to the side.

BEDROOM 1 14'2" x 11'1" (4.32m x 3.40m)

Having a double glazed window to the rear and central heating radiator.

BEDROOM 2 13'0" x 9'10" (3.97m x 3.02m)

Having a double glazed window to the front and central heating radiators.

BEDROOM 3 7'8" x 7'2" (2.35m x 2.20m)

Having a double glazed window to the rear and central heating radiator.

BATHROOM

With three piece suite comprising of wash hand basin, low level WC and panelled bath with shower attachment, Having an extractor fan, towel radiator, double glazed window to the front, spotlights to the ceiling and complementary splashback tiling.

ACCESS TO SECOND FLOOR

BEDROOM 4 14'0" x 12'0" (4.27m x 3.67m)

Having a double glazed window to the rear, central heating radiator, spotlights to the ceiling and under eaves storage cupboard.

SEPARATE WC

Having a low level WC with hand wash basin

SEPARATE WC

Having a separate WC

OUTSIDE

There is a low maintenance garden to the front and paved pathway and balcony leading from the dining kitchen ideal for al fresco dining and enjoying far reaching views. . Important Note: This property does not have a rear garden

GARAGE 18'1" x 13'7" (5.53m x 4.16m)

Having an up and over door, an ideal space for secure overnight parking, further off street parking in the parking bay at the rear.

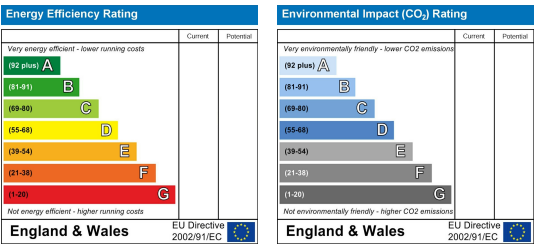
Area Map



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.