



**Greenfield View, Batley WF17 8FG**

**welcome to**

**Greenfield View, Batley**

\*\*\* Guide Price £225,000 - £235,000\*\*\* Positioned in a sought after cul de sac location, this attractive three bedroom townhouse offers spacious living, open field views, driveway, garage and excellent access to local amenities and transport links.



\*\*\*Guide Price £225,000 - £235,000\*\*\* Occupying a superb position at the head of a quiet cul de sac and enjoying open views across neighbouring fields to the rear, is this well proportioned three bedroom mid town house located in the ever popular area of Carlinghow, Batley. The accommodation is thoughtfully laid out and comprises an entrance hallway, a 16ft living room, and a 15ft kitchen diner, ideal for modern family living and entertaining, along with a convenient downstairs WC. To the first floor there are two generous double bedrooms, a single bedroom, and a family bathroom. Externally, the property benefits from a driveway providing off street parking and access to an integral garage. To the rear is an elevated garden with decking, making excellent use of the outdoor space and providing an ideal setting to relax or entertain while enjoying open views. Ideally positioned for access to Batley town centre, local schools, and everyday amenities, the property also offers excellent connectivity to Junction 27 leisure and retail parks, with the M62 and M1 motorway networks just a short drive away, perfect for commuters. An opportunity not to be missed. William H Brown, Dewsbury, highly recommend an early viewing.



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## welcome to Greenfield View

- \*\*\* Guide Price £225,000 - £235,000\*\*\*
- Three Bedroom Mid-Town House
- 16ft Lounge & 15ft Kitchen
- Driveway & Garage
- Cul-De-Sac location

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

guide price  
**£225,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DWS118020 - 0002

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