



71 White Lee Road, Batley, WF17 8AD  
Offers In The Region Of £260,000

bramleys



Situated in an ever popular location is this spacious and well presented cottage style, semi detached house. Having undergone a vast program of modernisation works in recent years, the property now boasts many quality fixtures and fittings throughout, but has retained much of the original cottage charm. The 3/4 bed roomed accommodation has a versatile layout to suit most family needs and really must be viewed internally to be fully appreciated. Having spacious living accommodation, with the potential to use two reception rooms or have groundfloor bedroom space and room to create a second bathroom, a modern dining kitchen with integrated appliances, along with three additional first floor bedrooms and a contemporary house bathroom. Externally there are low maintenance garden areas and ample off road parking opportunities. Located within easy reach of well regarded local schooling, amenities and major road and rail links.



## GROUND FLOOR

### Entrance Vestibule

Accessed via a front external door and having stairs to the first floor accommodation.

### Lounge

16'4" x 14'9" (4.98m x 4.50m)

This impressive and spacious Lounge has a feature beamed ceiling, and overlooks the front of the property. There is a uPVC window to the front, along with two column style radiators. To one wall is contemporary media style wall with inset fire, TV space and illuminated shelving.

### Dining Kitchen

15'4" x 14'8" (4.67m x 4.47m)

This good sized dining kitchen is fitted with a modern range of base units with work surfaces and inset sink unit with mixer tap. Integrated within the kitchen is a dishwasher and a washing machine and a free standing range style cooker completes the room. A complimentary central seating unit provides ideal eating space and there is a column style radiator and a uPVC rear window.

### Reception Room/Bedroom

15'7" x 9'7" (4.75m x 2.92m)

A versatile room, idea for use as a second reception room or a groundfloor bedroom. Having a skylight window, spotlights to the ceiling and a central heating radiator. A doorway leads into the potential bathroom/office.

### Potential Bathroom/Office

10'1" x 6'2" (3.07m x 1.88m)

Another versatile room with the potential to become a second bathroom/ensuite or as work space. An exterior door leads out to the rear of the property.

## FIRST FLOOR

### Landing

With access to bedrooms and bathroom.

### Bedroom 1

17'7" x 11'3" (5.36m x 3.43m)

The well presented master bedrooms offers spacious accommodation and has a front uPVC window, a central heating radiator and a feature fireplace to one wall.

### Bedroom 2

11'8" x 8'9" (3.56m x 2.67m)

Another double bedroom with feature beamed ceiling, two uPVC windows and a central heating radiator.

### Bedroom 3

9'8" max x 6'7" (2.95m max x 2.01m)

Currently used as an office, and having built in sliding wardrobes, a side uPVC window and a central heating radiator.

### Bathroom

This contemporary bathroom is furnished with a bath with shower over and shower screen, a wash basin set within a vanity unit and a WC. There is some tiling to the walls, a ladder style radiator, a uPVC window and a feature fireplace to one wall.

## OUTSIDE

To the front of the property is a low maintenance garden, along with a pathway to the front door. To the side is ample off road parking opportunities and the low maintenance space extends to the side and to the rear.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## TENURE:

Freehold

## COUNCIL TAX BAND:

B

## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

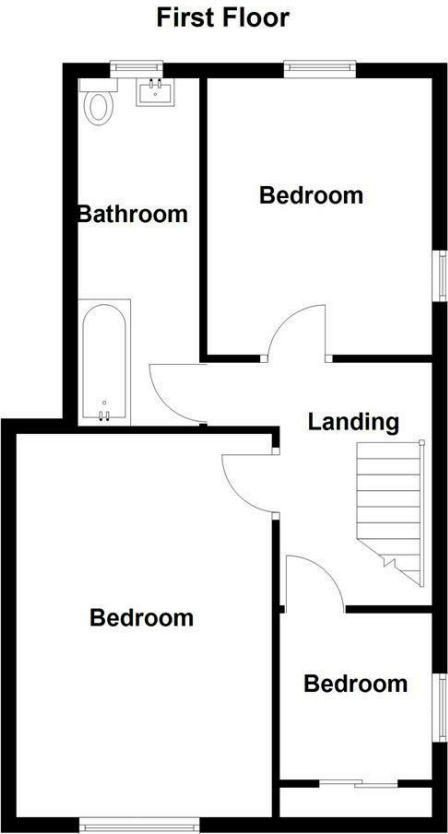
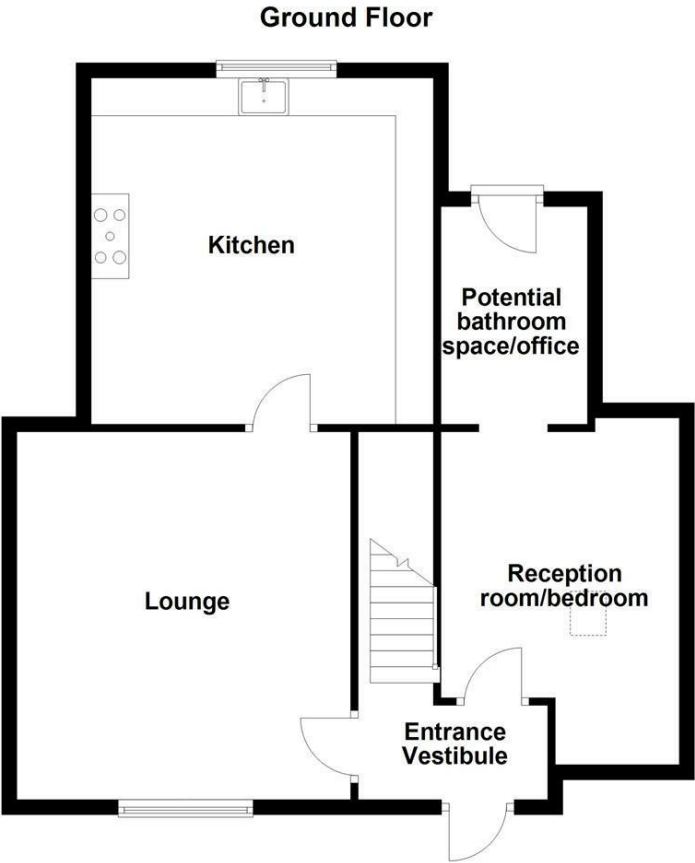
Please call our office to book a viewing on 01924 495334.











CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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