

local
properties

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2 St. Peters Close Batley, WF17 9PW

£375,000

Freehold

***** WELL PRESENTED THREE BEDROOM LINK DETACHED HOUSE - ADJOINING SELF CONTAINED ANNEXE - EXTENSIVE REAR GARDEN WITH GARDEN ROOM - CUL-DE-SAC LOCATION ***** This property has gas central heating and PVCu double glazing and comprises: entrance hall, lounge, dining kitchen with integrated appliances, utility room, guest wc, three first floor bedrooms, new bathroom (fitted 2023). In addition, the former garage has been converted to provide an additional ground floor en suite bedroom with independent access which could be used for a variety of purposes. To the outside, there is an excellent sized enclosed rear garden with a garden room with power, light and a wood burning stove. Located in a small cul-de-sac, the property is with easy reach of all amenities and the motorway network. An ideal family home, viewing is essential so it may be fully appreciated.



- THREE BEDROOM DETACHED WITH SELF CONTAINED ANNEXE • LOUNGE & DINING KITCHEN • NEW BATHROOM SUITE FITTED 2023 • UTILITY ROOM & GUEST WC

ENTRANCE HALLWAY

Stairs to first floor. Composite door to front. Radiator.

LOUNGE

15'1" x 11'5"

Fireplace surround with inset living flame gas fire. Coving to ceiling. Window to front. Radiator.

DINING KITCHEN

17'4" x 8'2"

With an excellent range of base and wall units incorporating stainless steel sink unit. Gas range cooker with extractor hood over. Integrated fridge, freezer, dishwasher and wine cooler. Tiled splashbacks. Breakfast bar. Inset spotlights. Window and french doors to rear. Vertical radiator.

UTILITY ROOM

With plumbing for automatic washing machine. Window to side and door to front.

GUEST WC

With low flush wc and wash hand basin. Window to rear.

LANDING

Access to boarded loft via pull down ladder. Window to side.

BEDROOM ONE

13'9" x 10'5"

Window to front. Radiator.

BEDROOM TWO

10'5" x 8'10"

Window to rear. Radiator.

BEDROOM THREE

8'6" x 6'6"

Storage cupboard. Window to front. Radiator.

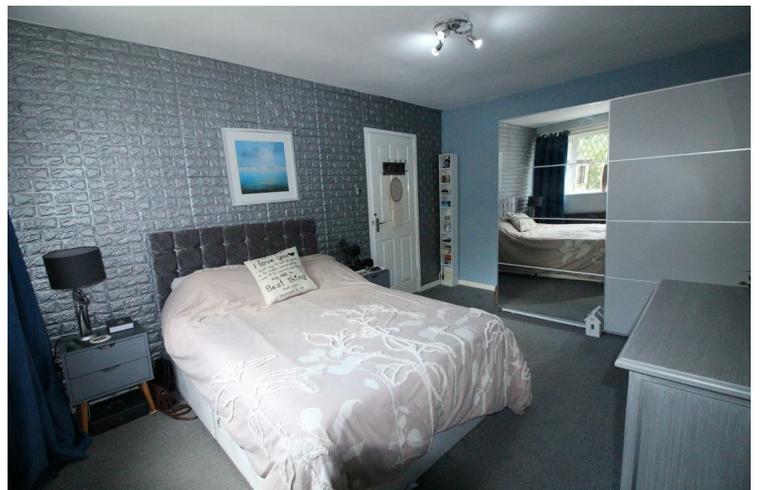
BATHROOM

Fitted in 2023 with three piece suite comprising: bath with shower over and screen, vanity wash hand basin, low flush wc. Fully tiled with ceramic tiled floor. Heated towel rail. Window to rear.

GROUND FLOOR EN SUITE BEDROOM FOUR

15'8" x 9'2"

Originally the attached garage, this room is currently used as a bedroom with window to front, french doors to rear and radiator. It could, however, be used for a variety of purposes (additional sitting room, play room, study, granny flat etc) or may be of interest to prospective buyers wishing to work from home. This room has its own entrance via the



french doors however it would be possible to give access to the main house by creating an adjoining door into the dining kitchen. The room has en suite facilities comprising: shower, vanity wash hand basin, low flush wc.

GARDEN ROOM

15'5" x 8'10"

With power, wood burning stove and french doors leading onto the lawn.

EXTERIOR

Larger than average enclosed garden to the rear with well established borders having mature shrubs and trees. The french doors from the dining kitchen and ground floor bedroom lead onto a spacious part covered decking area. Garden shed. Lawned garden to the front of the property. Driveway to the side providing off street parking. EV charging point.

DIRECTIONS

From Birstall centre proceed down Smithies Lane and turn right at the traffic lights onto Bradford Road. Take the third left onto Kirkgate and St Peter's Close is the first turning on the left. Number 2 is the second property on the right hand side. Our For Sale board is positioned at the end of the cul-de-sac.







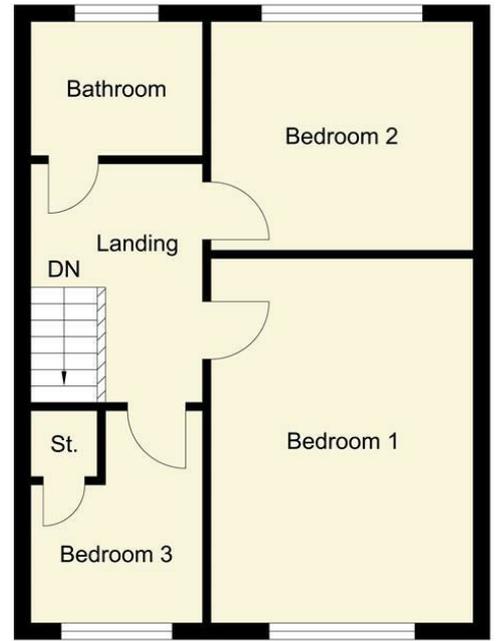
Additional Information

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

Floor Area - sq ft
Tenure - Freehold



Ground Floor



First Floor

St Peter's Close



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
	66	
England & Wales <small>EU Directive 2002/91/EC</small>		

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

Birstall Sales
 Midland Bank Chambers
 Smithies Lane
 Birstall
 Batley
 West Yorkshire
 WF17 9EB

01924 474456
info@localproperties.net
<http://www.localproperties.net/>

