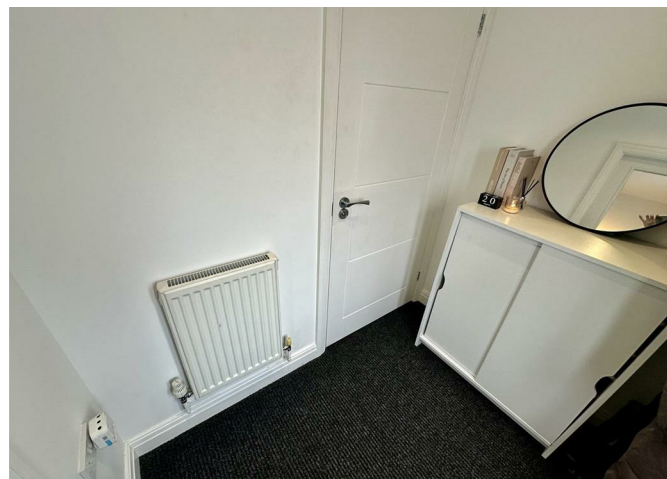




4 Willow Close, Soothill, Batley, WF17 6PD
Offers Over £235,000

bramleys

Situated in a small cul de sac is this modern and well presented semi detached house. The three bedoomed accommodation has quality fixtures and fittings throughout and boasts a modern dining kitchen, impressive lounge, groundfloor WC, three first floor bedrooms, the master with fitted wardrobes and ensuite, along with a family bathroom. Enjoying far reaching views to the rear, the property has block paved forecourt driveway parking for two vehicles and an enclosed rear garden with patio and lawns. Located within easy reach of local amenities and major road and rail links, this property really must be viewed!





GROUND FLOOR

Entrance Hall

Accessed via a composite front door and having further doors to the ground floor WC and the living room.

Ground floor WC

Furnished with a WC and a wash basin set within a vanity unit.

Living Room

15'9" x 12'3" (4.80m x 3.73m)

An impressive living room with a front uPVC window, a central heating radiator and a useful understairs storage cupboard.

Inner Lobby

With a staircase leading to the first floor accommodation.

Dining Kitchen

15'4" x 11'1" (4.67m x 3.38m)

A modern dining kitchen fitted with a comprehensive range of wall and base units with work surfaces, upstands and inset sink unit with mixer tap and drainer. Integrated within the units is a four ring hob with splash back and extractor over, along with an inbuilt under oven. There is washing machine and fridge freezer space and a central heating radiator. A uPVC window overlooks the rear and uPVC French doors lead out to the garden.

FIRST FLOOR

Landing

Leading to bedrooms and bathroom.

Bedroom 1

10'5" x 9'8" (3.18m x 2.95m)

Enjoying views over the rear via a uPVC window and having a range of built in wardrobes to one wall, a further storage cupboard and a central heating radiator.





En suite Shower Room

A spacious en suite with a shower cubicle with wall mounted shower, a WC and a wash basin. There is a uPVC window and a ladder style radiator.

Bedroom 2

10'2" x 8'6" (3.10m x 2.59m)

A double bedroom with a uPVC window to the front and a central heating radiator.

Bedroom 3

7'1" x 6'4" (2.16m x 1.93m)

Overlooking the front, this single bedroom has a central heating radiator and a uPVC window.

Bathroom

A modern bathroom furnished with a bath with shower over and shower screen, a wash basin set within a vanity unit and a WC. There is part tiling to the walls, a ladder style radiator and a uPVC side window.

OUTSIDE

To the front of the property is a block paved drive providing off road parking for two vehicles. A path leads down the side of the house to an enclosed rear garden with paved patio/seating area with feature balustrading. Steps lead down to a further lawned garden.

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.

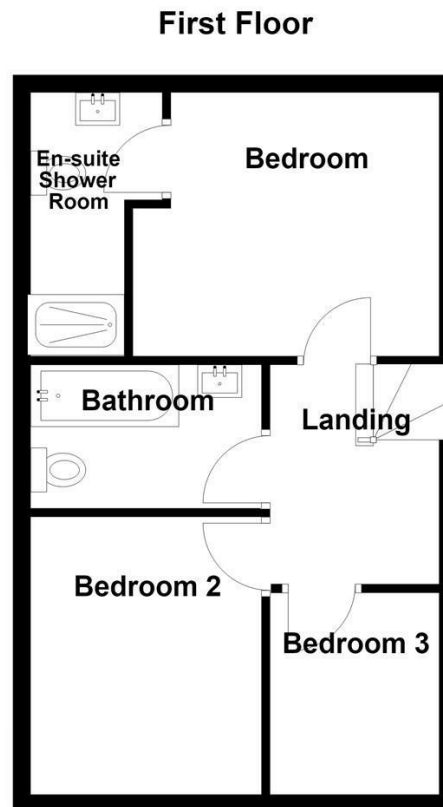
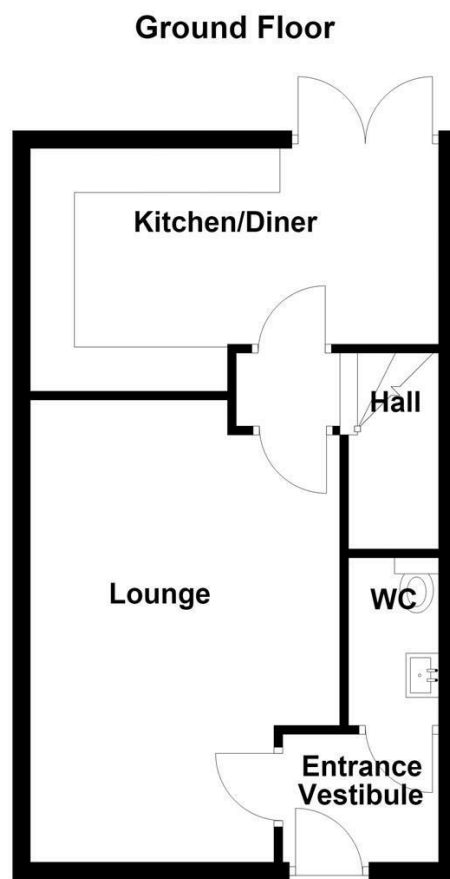
ONLINE CONVEYANCING SERVICES:

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.









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) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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