



**Lady Ann Road, Soothill Batley WF17 0PY**

**welcome to**

## **Lady Ann Road, Soothill Batley**

Two double bedroom mid terrace property with a 15ft lounge, 17ft kitchen diner, cellar space and first floor family bathroom, two double bedrooms with front and side garden. Don't delay ...view today!



## **Entrance Hall**

Part double glazed composite door to front, gas central heating radiator and carpet flooring.

## **Lounge**

15' 1" x 14' 1" ( 4.60m x 4.29m )

Double glazed window to front, open multi fuel burner fire place, two wall lights, gas central heating radiator, telephone, TV points and coving to ceiling.

## **Kitchen Diner**

17' x 10' 5" ( 5.18m x 3.17m )

Fitted kitchen with a range of wall and base units, complementary work surfaces, splashback tiling, and a one and a half sink drainer. Wall mounted cooker hood, plumbing for washing machine and wall mounted boiler. Under counter fridge freezer. Two windows to rear and side, with a door to side garden and access to the cellar.

## **Cellar**

Three rooms that are great for storage.

## **Bedroom One**

17' 3" x 10' 9" ( 5.26m x 3.28m )

Two double glazed windows to rear and side and gas central heating radiator.

## **Bedroom Two**

15' 2" x 9' 8" ( 4.62m x 2.95m )

Double glazed window to front and gas central heating radiator.

## **Bathroom**

Double glazed window to front, gas central heating

radiator, bath with mixer tap and shower attachment, wash hand basin and WC.

## **Exterior**

To the front there is a small yard with plants and shrubs. The side garden has concrete flooring with an area for sitting with two sheds to remain.



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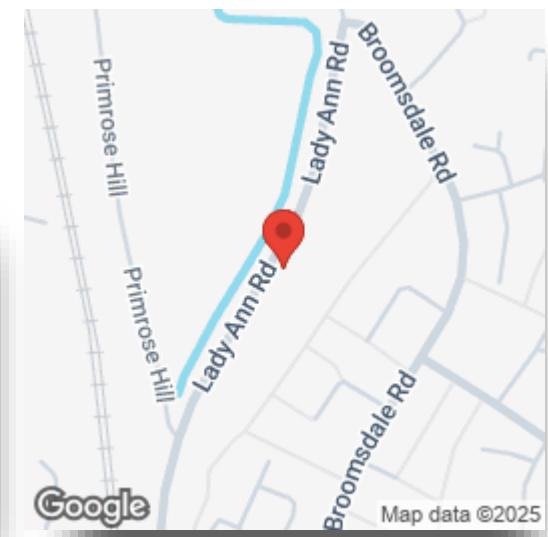
- Two Double Bedroom End Terrace
- 17ft Kitchen Diner
- 15ft Lounge with Multi Fuel Burner
- Front & Side Garden
- Popular Location

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1.50

Ground Rent: 3.69

**£140,000**



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This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1901. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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Property Ref:  
DWS117564 - 0003



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