

## Upper Batley Low Lane

Batley, WF17 0AP

Guide Price £425,000



GUIDE PRICE £425,000 - £450,000

Situated in the desirable area of Upper Batley Low Lane, this impressive Edwardian semi-detached house offers a blend of period charm and modern living. With five generously sized double bedrooms, the accommodation is arranged over three levels, making it ideal for family occupation. Beautiful original features add character to this spacious home and a grand entrance hall and 3 spacious reception rooms provide versatile living space for any purchaser. Situated in an elevated position, this property boasts far-reaching views that can be enjoyed from various vantage points within the home. The established gardens offer fantastic outdoor space, perfect for relaxation and the property shares a lengthy driveway which in turn leads to car port parking spaces. Located in this most sought after area with local schooling, amenities and major road and rail links within easy reach, an early viewing of this property is highly recommended.



## ENTRANCE HALLWAY

Accessed via the original door and having feature window with coloured and leaded detailing, this grand entrance hall has traditional wall panelling and a central heating radiator. A turned staircase leads to the first floor accommodation and there is understairs storage space and feature coving.

## LOUNGE 13'10" x 17'1" (4.22m x 5.22m)

This well presented lounge has fantastic views via a bay window with window seat. This spacious room has many original features along with a central heating radiator and a beautiful fireplace with hearth, tiled inserts and inset fire.

## DINING ROOM 12'0" x 17'3" (3.67m x 5.26m)

A large elegant dining room with views over the rear terrace and garden. The room features the original decorative ceiling coving. A feature fireplace sits to one wall with hearth and inset gas fire and there is a central heating radiator.

## BREAKFAST ROOM 11'7" x 11'5" (3.55m x 3.48m)

A versatile reception room with a side window, original built-in storage cupboards, a central heating radiator and tiled floor.

## KITCHEN 11'8" x 12'2" (3.57m x 3.71m)

A spacious kitchen fitted with a comprehensive range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with a mixer tap and drainer. A number of appliances are integrated within the units including an oven and hob with extractor hood, a washing machine and a dishwasher. Further built-in cupboards provide additional storage and the units extend to form a breakfast bar area. Windows look out over the side and rear and an exterior door leading out to the back garden.

## LANDING

With a second turned staircase leading to the second floor bedroom.

## BEDROOM 1 14'1" x 17'3" (4.30m x 5.26m)

Enjoying far reaching views to the front via a bay window with window seat, this spacious room has a central heating radiator and feature ceiling coving.

## BEDROOM 2 12'1" x 13'10" (3.70m x 4.24m)

Located to the rear and having built-in wardrobes and cupboards. along with a window and a central heating radiator.

## BEDROOM 3 11'8" x 11'10" (3.58m x 3.62m)

A double bedroom, situated to the rear and having a window and a central heating radiator

## BEDROOM 4 9'10" x 13'1" (3.00m x 3.99m )

This good sized fourth bedroom has long distance views from a front window, a central heating radiator and a built-in cupboard.

## SHOWER ROOM

Furnished with a walk-in shower cubicle, a WC and a wash basin set within a storage unit with further cupboards. There is a side window and a central heating radiator.

## SEPARATE WC

Having a WC and a wash basin.

## SECOND FLOOR

### ACCESS TO BEDROOM FIVE

## BEDROOM 5 11'9" x 13'1" (3.60m x 3.99m )

This versatile and good sized room has a sink unit and a sky light window. A useful walk-in cupboard provides additional space and there is access to loft space.

## GARDENS

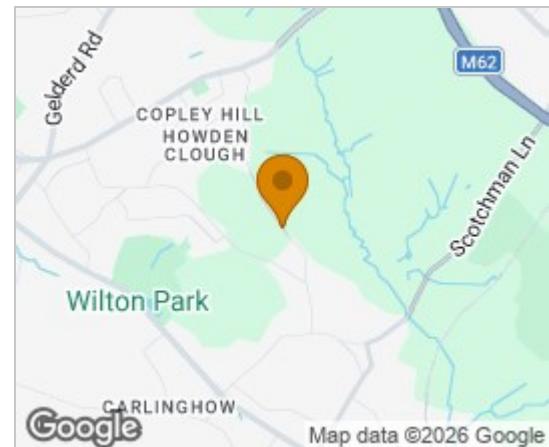
Located in an elevated position, the property has a large established tiered front garden with lawns, seating area and planted sections. An under house store room provides additional secure storage space. To the rear is a paved patio area with steps and mature plants leading up to a further elevated seating space with views

## PARKING

Double gates provide privacy and security and lead to a shared side driveway which in turn opens up to car port parking for numerous vehicles

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## Area Map



## Floor Plans



## Energy Efficiency Graph

