

local
properties

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**12 Western Avenue
Batley, WF17 0PF**

£265,000
Freehold

***** EXTENDED THREE BEDROOM SEMI DETACHED HOUSE - GENEROUS CORNER PLOT - MODERN DINING KITCHEN - PARKING & GARAGE - POPULAR CUL-DE-SAC - GREAT FAMILY HOME ***** This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, lounge, dining kitchen, study, utility room, landing, three bedrooms, bathroom. To the outside, there are gardens to three sides, double block paved driveway and detached garage. Located in a popular cul-de-sac, the property is ideally placed for access to all amenities and the nearby motorways. A great family home, an early viewing is advised.



- EXTENDED THREE BEDROOM SEMI DETACHED • GENEROUS CORNER PLOT • SPACIOUS LOUNGE WITH WOOD BURNING STOVE

ENTRANCE VESTIBULE

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

LOUNGE

15'1" x 12'5"

Fireplace surround with inset log burning stove. Laminate flooring. Coving to ceiling. Window to front. Radiator.

Double doors to:

STUDY

8'6" x 5'10"

Radiator. Archway to:

DINING KITCHEN

13'5" x 11'1"

With an excellent range of base and wall units incorporating Belfast sink. Gas hob with extractor hood over and electric oven and grill. Coving to ceiling. Window to side and french doors to rear. Radiator.

UTILITY ROOM

9'2" x 6'2"

Plumbing for automatic washing machine. Understairs storage cupboard. Window and composite door to side. Radiator.

LANDING

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

BEDROOM ONE

11'5" x 9'2"

Coving to ceiling. Window to front. Radiator.

BEDROOM TWO

9'2" x 9'2"

Window to rear. Radiator.

BEDROOM THREE

6'10" x 5'10"

Window to side. Radiator.

BATHROOM

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

EXTERIOR

Larger than average plot with gardens to three sides. Paved and gravelled garden to the front. Paved patio, artificial lawn and decking to the side with paved patio to



- MODERN DINING KITCHEN • UTILITY ROOM • DOUBLE BLOCK PAVED DRIVEWAY • LARGER THAN AVERAGE DETACHED GARAGE

the rear. Double block paved driveway to the rear leading to detached garage with power, light and water supply.

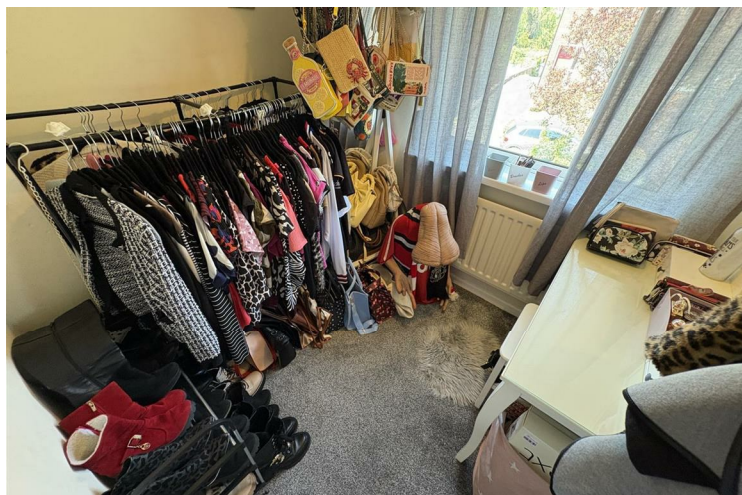
DIRECTIONS

From Birstall centre proceed up Leeds Road and take the first right onto Upper Batley Lane. Take the next left onto Hillhead Drive and Western Avenue is the first turning on the left. Number 12 will be found on the right hand side, signified by our For Sale board.



• POPULAR CUL - DE - SAC • EPC - D • VIEWING ADVISED





Additional Information

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

Floor Area - sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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