



Birch Grove, Batley WF17 0RQ

welcome to

Birch Grove, Batley

Situated on this popular road in the ever sought after area of Upper Batley and rare to the market is this well-presented six double bedroom detached property. Don't Delay... View Today!!!



Cloakroom

WC, vanity wash hand basin, part tiled where visible, double glazed window to front, gas central heating radiator and access to integral garage.

Study

11' 9" x 6' 8" (3.58m x 2.03m)

Double glazed window to side and gas central heating radiator.

Lounge

23' 9" x 11' 8" (7.24m x 3.56m)

Two double glazed windows to rear, double glazed patio doors, electric fire place, two wall lights, telephone and TV points. Gas central heating radiator.

Kitchen

19' 2" x 11' 8" (5.84m x 3.56m)

Fitted kitchen with a range of wall and base units, complementary work surfaces, splashback tiling, one and a half bowl sink drainer. Cooker hood, plumbing for washing machine and dishwasher and integrated fridge freezer. Gas central heating radiator, two double glazed windows to front and patio door to side.

Bedroom One

15' 3" x 9' 3" (4.65m x 2.82m)

Double glazed window to rear and en-suite.

En-Suite

Double glazed window to rear, shower cubicle with wall mounted shower, WC, wash hand basin and part tiled walls where visible.

Bedroom Two

13' 5" x 12' (4.09m x 3.66m)

Two double glazed windows to rear and one double glazed window to side and gas central heating radiator. This room also has a usable kitchen which is perfect for any guests wanting to stay over.

Bedroom Three

12' 9" x 8' 9" (3.89m x 2.67m)

Double glazed window to rear, gas central heating radiator and coving to ceiling.

Bedroom Four

8' 10" x 6' 11" (2.69m x 2.11m)

Double glazed window to front, gas central heating radiator and coving to ceiling.

Bedroom Five

12' 5" x 11' 8" (Into wardrobes) (3.78m x 3.56m (Into wardrobes))

Double glazed window to front, built in wardrobes to one wall and gas central heating radiator.

En-Suite

Double glazed window to front, shower cubicle, wash hand basin, WC, part tiling where visible and gas central heating radiator.

Bedroom Six

10' 4" x 10' (3.15m x 3.05m)

Double glazed window to front, gas central heating radiator and coving to ceiling.

Exterior

To the front of the property there is a driveway to the side, lawned gardens to front and sides that are stocked with mature plants and shrubs. The rear has a decked area and is lawned with mature plant and shrubs. There are also two gates at the property with lead to a park and allotments.

Double Integral Garage

17' 6" x 16' 7" (5.33m x 5.05m)

Electric up and over door and contains power and lighting. This garage also contains a workshop at the back leading to access of the rear of the property.

Disclaimer

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Birch Grove, Batley

- Six Bedroom Detached Property
- 23 ft Lounge & 11ft Study
- Driveway & Double Integral Garage
- Downstairs cloakroom with WC
- Includes Granny Flat

Tenure: Freehold EPC Rating: E
Council Tax Band: F

£550,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DWS117785 - 0012

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01924 468900



Dewsbury@williamhbrown.co.uk



1 Market Place, DEWSBURY, West Yorkshire,
WF13 1AE



williamhbrown.co.uk