



**High Street, Hanging Heaton Batley WF17 6DR**

*welcome to*

## **High Street, Hanging Heaton Batley**

UPSIZE? DOWNSIZE? OR FIRST TIME BUYER? Guide Price £240,000 - £250,000 WANT A THREE BEDROOM SEMI IN HANGING HEATON WITH GOOD-SIZED PROPORTIONS, CLOSE TO ALL LOCAL TOWN CENTRES! THEN VIEW TODAY



Guide Price £240,000 - £250,000 Offered for sale in the ever popular area of Hanging Heaton is three bedroom semi detached property benefiting from a 15ft lounge, 14ft kitchen diner with stunning views, two double bedrooms and one smaller one, 1st floor modern family bathroom, very good storage space under the house, driveway to front for multiple vehicles, large decking area perfect for entertaining or relaxing on to enjoy the far reaching views and good-sized, tiered rear garden. Being situated close to local town centres, Batley train and bus stations with connections to larger cities, local schooling and amenities as well as Junction 27 Leisure and Retail Parks and motorway connections to the larger towns and cities including Leeds, Wakefield and Manchester, being a short drive away. William H Brown in Dewsbury recommend that you view this little beauty today to avoid disappointment!

### **Lounge**

15' 3" x 11' 7" ( 4.65m x 3.53m )

### **Kitchen**

14' 8" x 9' 5" ( 4.47m x 2.87m )

### **Bedroom One**

14' 2" x 8' 4" ( 4.32m x 2.54m )

### **Bedroom Two**

10' 1" x 8' 5" ( 3.07m x 2.57m )

### **Bedroom Three**

7' 2" x 5' 9" ( 2.18m x 1.75m )

### **Bathroom**

### **Exterior**



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## welcome to High Street

- Guide Price £240,000 - £250,000
- Three Bedroom Semi-Detached Property
- 15ft Lounge, 14ft Kitchen Diner
- Driveway, Amazing Views
- Hanging Heaton

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

guide price  
**£240,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DWS117180](https://www.williamhbrown.co.uk/Property/DWS117180)



Property Ref:  
DWS117180 - 0003

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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](mailto:Dewsbury@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**