



Upper Batley Lane, Birstall WF17 0NQ

welcome to

Upper Batley Lane, Birstall

Guide Price £200,000 - £215,000 ITS ALL ABOUT LOCATION, LOCATION, LOCATION..... AND IF YOU WANT A UNIQUE PROPERTY WITH " THAT FEELING " ... THEN THIS IS THE ONE FOR YOU...DON'T MISS IT!!



Entrance Porch

UPVC door to front, double glazed windows to front and side, stable style timber door to kitchen.

Lounge

16' 4" MAX x 16' 2" (4.98m MAX x 4.93m)

Double glazed window to front with views across to Dewsbury, Heckmondwike and onto Liversedge. Two gas central heating radiators, telephone and TV points, double glazed french doors with fitted blinds to orangery, under stairs storage cupboard with power and light, further storage cupboard and dimmable spotlights to ceiling and stairs to first floor landing.

Orangery

14' 2" x 13' 1" (4.32m x 3.99m)

Double glazed windows to front and side, gas central heating radiator, double glazed french doors with fitted blinds to garden, dimmable spotlights to ceiling.

Kitchen

15' 1" x 5' 4" (4.60m x 1.63m)

Fitted kitchen with a range of wall and base units, complementary work surfaces, splashback tiling, asterite sink drainer with mixer tap, gas hob, electric oven, wall mounted cooker hood, plumbing for washing machine, cupboard housing the boiler, gas central heating radiator, double glazed window to side.

First Floor Landing

Access to loft space and doors to first floor accommodation.

Bedroom One

16' 5" MAX x 12' 3" MAX (5.00m MAX x 3.73m MAX)

Double glazed mullion windows to front with fitted blinds and views across Batley onto Emley Mast, gas central heating radiator, TV point, dressing area with dressing table, fitted white gloss wardrobes to one wall, ceiling fan and light to remain.

Bedroom Two

13' 5" x 5' 7" (4.09m x 1.70m)

Double glazed window to side with views across Birstall and a tall gas central heating radiator.

Shower Room

Double glazed window to side, double shower cubicle with wall mounted shower and shower attachment, vanity wash hand basin with mixer tap and storage below, chrome ladder style radiator, WC, laminate flooring and splashbank tiling.

Exterior

Entrance gate with steps leading up to the property and garden. There are enclosed, fenced south westerly facing front and side gardens with the front garden having a raised grey Indian stone paving area to relax, entertain and alfresco dine on and the rest of the garden has been laid to lawn, gate leading to large timber storage shed which has power points, lighting and double glazed windows to front and side. The side garden has been pebbled for low maintenance. The property also benefits from external hot and cold water taps.



view this property online williamhbrown.co.uk/Property/DWS117413



welcome to

Upper Batley Lane, Birstall

- Guide Price £200,000 - £215,000
- Two Double Bedroom End Terrace Cottage
- 16ft Lounge, 14ft Orangery
- 15ft Kitchen, Shower Room
- Landscaped Gardens, Views

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£200,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DWS117413](https://www.williamhbrown.co.uk/Property/DWS117413)



Property Ref:
DWS117413 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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