



**Newgate Street, Batley WF17 6DN**

**welcome to**

**Newgate Street, Batley**

A HOME ISN'T A PLACE IT'S A FEELING... AND THIS ONE'S GOT THAT FEELING!! Guide Price £230,000 - £240,000 Three bedroom double fronted semi-detached property situated on the ever popular Hanging Heaton, Batley. Don't miss it... view today!



### **Entrance Porch**

Double glazed windows to front and side. Tiled floor, Upvc stable style door to side and views across Batley and beyond.

### **Entrance Lobby**

Gas central heating radiator, stairs to first floor landing and doors to ground floor accommodation.

### **Lounge**

15' 1" x 15' ( 4.60m x 4.57m )

Two double glazed windows to front, gas central heating radiator and TV point. Beams to ceiling, laminate flooring and inset gas coal effect fire with stone surround and hearth. Wall lights.

### **Kitchen Diner**

15' x 12' 3" ( 4.57m x 3.73m )

Fitted kitchen with a range of wall and base units, complementary Granite work surfaces and splashbacks. Asterite sink drainer with mixer tap. Electric cooker point, space for range cooker and extractor fan. Plumbing for washing machine, gas central heating radiator and telephone point. Integrated dishwasher. Spotlights to ceiling. Doors and steps down to basement rooms. Access to boiler.

### **Orangery**

14' 1" x 8' 4" ( 4.29m x 2.54m )

Of part Upvc construction. Solid roof. Double glazed windows to front, rear and side. Tiled flooring and spotlights to ceiling and double glazed French doors to driveway. Double doors to lounge.

### **Basement One**

14' 8" x 5' 7" ( 4.47m x 1.70m )

Benefiting from power and light, gas central heating radiator and tiled flooring.

### **Basement Two / Home Office**

9' 3" x 5' 9" ( 2.82m x 1.75m )

Door to storage cupboard. The storage cupboard also benefits from power and light, tiled flooring.

### **First Floor Landing**

Spotlights to ceiling and doors to first floor accommodation.

### **Bedroom One**

15' 1" (Into Wardrobes) x 9' 5" ( 4.60m (Into Wardrobes) x 2.87m )

Double glazed window to front with far reaching views across Batley and beyond, built in wardrobes to one wall and gas central heating radiator. Spotlights to ceiling.

### **Bedroom Two**

11' 6" x 9' 2" ( 3.51m x 2.79m )

Double glazed window to front with far reaching views across Batley and beyond, gas central heating radiator and fitted wardrobes to one wall.

### **Bedroom Three**

6' 6" x 5' 3" ( 1.98m x 1.60m )

Double glazed window to front with far reaching views across Batley and beyond and gas central heating radiator.

### **Family Bathroom**

14' 8" x 5' 2" ( 4.47m x 1.57m )

Double glazed window to front, panelled bath with mixer tap and shower cubicle with wall mounted shower. Vanity wash hand basin with mixer tap and storage below. WC, extractor fan and spotlights to ceiling. Laminate flooring, built in storage cupboards and Upvc panelling to walls. Access to loft space. Chrome ladder style radiator.

### **Exterior**

To the front of the property there are pebbled and paved front gardens, outside lighting and block paved driveway to the side providing off street parking leading to the enclosed rear garden with decked area. Stone built storage shed with power and light.



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## Newgate Street, Batley

- Guide Price £230,000 - £240,000
- Three Bedroom Double Fronted Semi-Detached Property
- 15ft Lounge, 15ft Kitchen Diner
- 14ft Orangery, 14ft Family Bathroom
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Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DWS117682 - 0006

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