

HUNTERS®

HERE TO GET *you* THERE



Belle Vue Street

Batley, WF17 8DD

Guide Price £220,000



Guide Price £220,000 - £230,000

Hunters are delighted to bring to the market this impressive stone built Victorian property which dates back to 1908. This deceptively spacious property, has been tastefully restored to include a new kitchen and bathroom and has been renovated over years with a floor space of just under 1200sqft. The property has the advantage of large windows allowing in an abundance of natural light and retains many period features including fireplaces, high ceilings, flooring, deep skirting boards, picture rails, and coving in most of the rooms which blends in perfectly with property features. The family sized accommodation is spread over two floors and briefly comprises: entrance hallway, lounge, stunning dining/sitting room with access to the modern fitted kitchen and access useful basement storage cellar, three double bedrooms, family bathroom and access to the useful loft. The exterior of the property reflects the same Victorian charm as the interior with a tiered rear garden with steps leading to the rear garden with fitted artificial lawn. Situated in the heart of Healey, Batley ideal for travel to all local amenities, shops and schools and exceptional links to nearby surrounding towns. Early viewing is a must for those first time buyers or growing families wanting to buy a property and simply turn the key and move straight in.



ENTRANCE HALL

Provides access to ground floor accommodation, with fitted LVT flooring and cast iron radiator and stairs to the first floor

LOUNGE 13'6" x 13'10" (4.13m x 4.23m)

Spacious family room with high ceilings and coving with feature remote hole in the wall gas fire with fitted storage into alcove and large double glazed window with fitted blinds, fitted radiator,

FAMILY ROOM /DINING ROOM 13'10" x 15'3" (4.24m x 4.66m)

Large reception room with focal point feature gas stove fireplace with exposed brickwork, with coving to ceiling with large double glazed window with fitted blinds and radiator.

KITCHEN 6'8" x 10'4" (2.04m x 3.15m)

A superb and well designed fitted kitchen installed to make use of this kitchen in the best practical way for a growing family. Fitted with a range of modern floor and wall based units with quartz worktops with inset sink with mixer taps, included is the neff oven with slide and hide door and five ring gas hob with overhead extractor fan with glass mirror splashback and modern brick effect ceramic tiling. The kitchen comes complete with and fitted microwave and integrated fridge. The half glazed double glazed door and window allow plenty of natural light into this kitchen. Door leading to lower level basement.

LOWER LEVEL BASEMENT

An ideal area for storage and ample space for large household appliances including washing machine and dryer as well as ample space for freestanding fridge/freezer and space for further household storage.

LANDING

Access to three bedrooms and family bathroom and storage section and access to loft with drop down ladder.

BEDROOM 1 10'11" x 15'5" (3.33m x 4.70m)

A double bedroom with feature ornate cast iron fire place with tiled hearth. Coving to ceiling, double glazed window and radiator.

BEDROOM 2 10'0" x 14'0" (3.06m x 4.29m)

A double bedroom with feature ornate cast iron fire place with tiled hearth. Coving to ceiling, double glazed window and radiator.

BEDROOM 3 6'9" x 10'5" (2.07m x 3.20m)

A double bedroom with fitted wardrobes Coving to ceiling, double glazed window and cast iron radiator

BATHROOM

Fitted three piece suite comprising of panelled bath with fitted shower screen, wall mounted mixer shower with further rain shower attachment, pedestal wash hand basin and low flush W.C. Partially brick tiled ceramic walls and tile flooring with cast iron radiator and frosted double glazed window, storage compartment housing the main house boiler.

LOFT

Useful storage space ideal for storage of large household items.

GARDEN

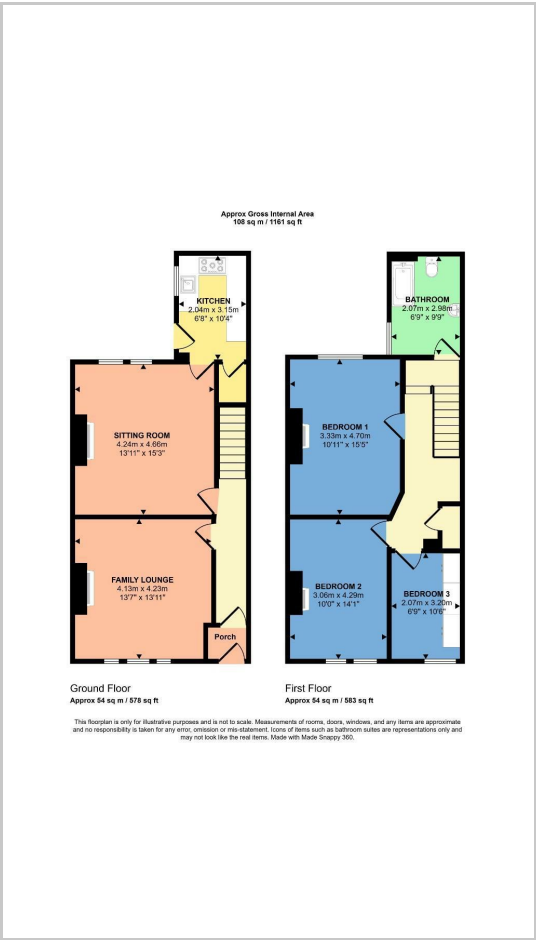
To the front of the property there is a small garden area to the front and to the rear is a tiered garden with paved patio seating area and has fitted artificial lawn with further seasonal plants and shrubs to one side.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Area Map



Floor Plans



Energy Efficiency Graph

