



40 Western Avenue

Birstall, Batley, WF17 0PF

£265,000

 DETACHED PROPERTY

 THREE BEDROOMS

 DRIVEWAY FOR THREE CARS

 CONSERVATORY

 FAMILY BATHROOM

 GARDEN

 ATTRACTIVE VIEWS

 CLOSE TO BIRSTALL VILLAGE & TRANSPORT LINKS

 IDEAL FOR A FAMILY



Full Description

This three-bedroom property, offers practical living accommodation, a conservatory and off-road parking for up to three vehicles. Conveniently placed for Birstall village amenities, schools, retail and leisure outlets and the motorway network which is ideal for the commuter. The property briefly comprises an entrance hall, lounge, fitted dining kitchen and conservatory to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from a front driveway providing parking for up to three cars, along with a rear garden featuring a patio, lawned area and pleasant views. Early viewing is recommended to appreciate the accommodation on offer.

EXTERNAL

To the front of the property is a driveway providing off-road parking for up to three vehicles.

ENTRANCE HALL

An external door leads into the entrance hallway. Door leads to the lounge and staircase leads to the first floor.

LOUNGE

14' 5" x 10' 4" (4.39m x 3.15m)

A carpeted lounge with access through to the kitchen.

DINING/KITCHEN

13' 4" x 10' 2" (4.06m x 3.1m)

Fitted with grey-fronted units and grey wood-effect worktops, complemented by a tiled floor. Features include a built-in electric

oven, four-ring gas hob, space for a fridge/freezer, plumbing for a washing machine and useful under stairs storage.

CONSERVATORY

11' 7" x 8' 8" (3.53m x 2.64m)

A carpeted conservatory with a uPVC door providing access to the rear garden.

LANDING

Stairs lead to the first-floor landing, access to three bedrooms and the family bathroom.

BEDROOM ONE

13' 9" x 8' 1" (4.19m x 2.46m)

The master bedroom is carpeted, providing a comfortable and inviting space.

BEDROOM TWO

10' 4" x 6' 1" (3.15m x 1.85m)

Double bedroom.

BEDROOM THREE

7' 3" x 7' 2" (2.21m x 2.18m)

Single bedroom.

FAMILY BATHROOM

7' 5" x 6' 2" (2.26m x 1.88m)

Fitted with a three-piece suite comprising a vanity wash basin, low flush WC and shower with rainfall and riser shower head. Finished with grey tiled-effect lino flooring and uPVC-clad walls.



EXTERNAL

To the front of the property is a driveway providing off-road parking for up to three vehicles. A pleasant rear garden featuring a patio area and lawn, enjoying attractive views beyond.

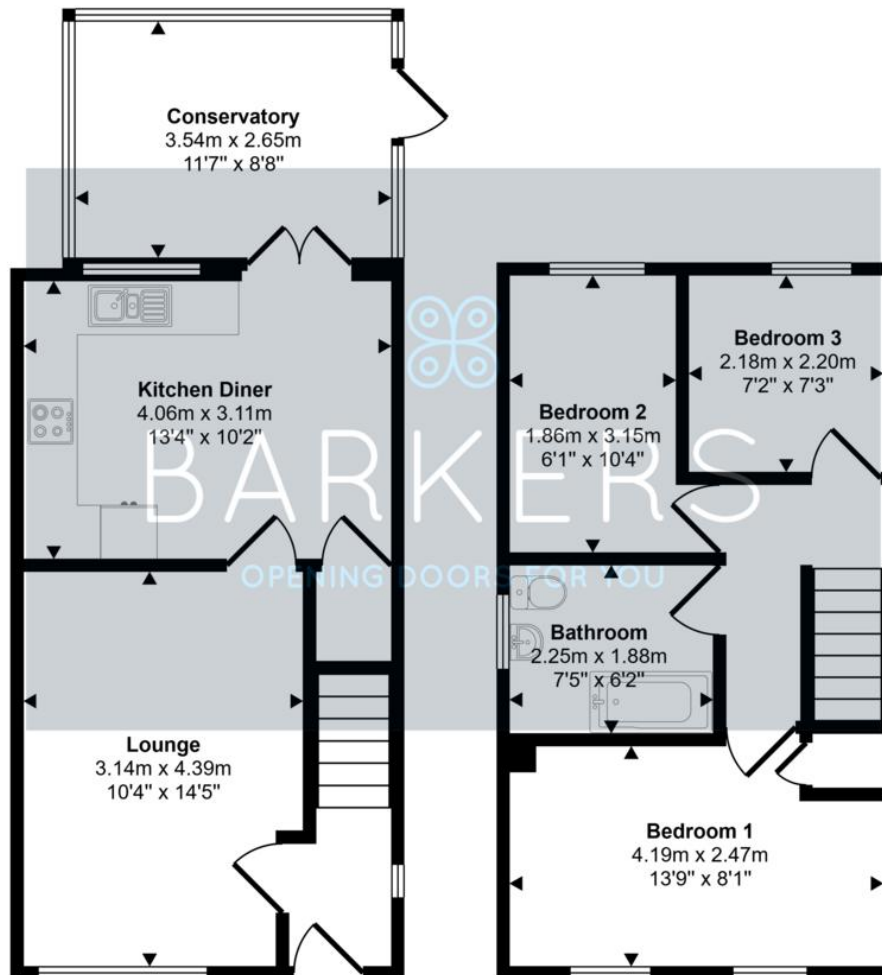
Council tax band - C

Tenure - Freehold

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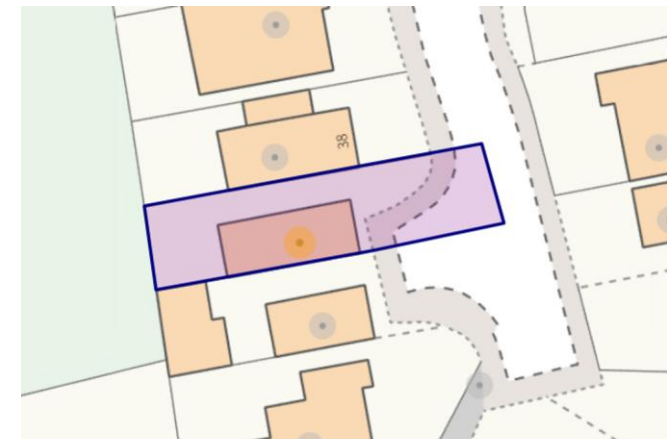
Approx Gross Internal Area
75 sq m / 802 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		

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