



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Carlinghow Hill, Batley, WF17 0AG

Offers Over £735,000

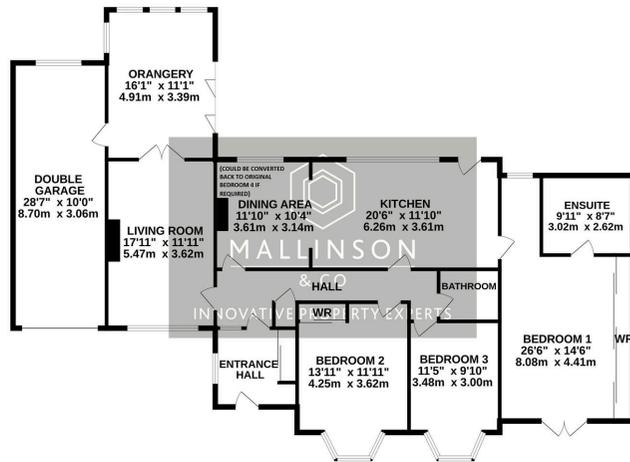
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- EXTENDED DETACHED BUNGALOW
- SUPERB OPEN PLAN DINING KITCHEN
- EN SUITE TO BEDROOM 1
- TANDEM GARAGE & OFF STREET PARKING
- BEAUTIFULLY RENOVATED THROUGHOUT
- 3 - 4 BEDROOMS
- ORANGERY
- ADDITIONAL LOFT SPACE
- LANDSCAPED GARDENS TO 3 SIDES
- VIEWING IS HIGHLY RECOMMENDED



CONTEMPORARY BUNGALOW BEAUTIFULLY REIMAGINED! OCCUPYING A MAGNIFICENT PLOT WITHIN ONE OF BATLEY'S MOST DESIRABLE RESIDENTIAL SETTINGS, THIS EXCEPTIONAL EXTENDED THREE/FOUR BEDROOM DETACHED TRUE BUNGALOW HAS BEEN THOUGHTFULLY MODERNISED AND ENHANCED TO AN EXACTING STANDARD. DESIGNED FOR EFFORTLESS MODERN LIVING, THE PROPERTY BLENDS GENEROUS PROPORTIONS WITH STYLISH INTERIORS AND OUTSTANDING OUTDOOR SPACE, CREATING A HOME READY TO BE ENJOYED FROM THE MOMENT YOU STEP INSIDE. WITH FEATURES INCLUDING, A SPECTACULAR OPEN DINING KITCHEN, EN-SUITE, LANDSCAPED GARDENS TO THREE SIDES, AN IMPRESSIVE TANDEM GARAGE AND OFFERING AMPLE OFF-STREET PARKING, THIS REMARKABLE HOME OFFERS PRIVACY, SPACE AND QUALITY IN EQUAL MEASURE.



TOTAL FLOOR AREA: 1978 sq ft. (183.8 sq m) approx.
 While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floor, wall, ceiling, height and other points are approximate and no responsibility is taken for any variation or inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Hergo 1/2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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