



1 Smithies Moor Crescent, Batley, WF17 8BD £995

Extended and recently modernised THREE BEDROOM end townhouse in a popular residential location. The property provides convenient access to the nearby motorway network and local amenities and offers spacious accommodation throughout with gardens to three sides and off road parking.



EPC RATING - D

COUNCIL TAX BAND - B

GROUND FLOOR

ENTRANCE HALL

Central heating radiator.

LOUNGE/DINING

Open plan living/dining area with double glazed windows to both front and rear. Two central heating radiators and a feature gas fire with decorative surround.

DINING KITCHEN

Good size dining kitchen with ample room for a dining table and with fitted wall and base units to two sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Electric oven with hob and extractor over. Laminate flooring, a central heating radiator, under stairs storage and door to the rear elevation.

FIRST FLOOR

LANDING

BEDROOM

Double bedroom to the front elevation with a double glazed window and central heating radiator.

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Double bedroom to the front elevation with a double glazed window and central heating radiator.

BEDROOM

A third bedroom, to the front elevation with a double glazed window and a central heating radiator.

BATHROOM

Fitted with a low flush wc, hand wash basin and corner shower cubicle housing a shower unit. Double glazed window and a central heating radiator.

EXTERNAL

Pleasant gardens to three sides with off road parking also available.

