



White Lee Road, Batley WF17 8AD

welcome to

White Lee Road, Batley

Guide Price £240,000 - £260,000 WE ARE CALLING THIS ONE " THE TARDIS " AS YOU NEED TO VIEW TO APPRECIATE THE SIZE! AND....WANTING A PROPERTY THAT YOU CAN JUST TURN THE KEY AND MOVE INTO? DON'T MISS IT!



Entrance Lobby

Upvc door to front and stairs to first floor landing.

Lounge

16' 4" x 14' 9" (4.98m x 4.50m)

Double glazed window to front, two cast iron gas central heating radiators, media wall with inset spot lighting and flame effect electric fire.

Kitchen Diner

15' x 14' 9" (4.57m x 4.50m)

Modern white gloss fitted kitchen with a range of wall and base units, complementary work surfaces, stainless steel one and a half bowl sink drainer, wall mounted cooker hood, gas cooker point with space for range cooker, integrated washing machine and dishwasher, cast iron gas central heating radiator, cupboard housing the boiler and double glazed window to rear.

Reception Two / Bedroom Four

15' 5" MAX x 9' 6" MAX (4.70m MAX x 2.90m MAX)

Double glazed skylight window, gas central heating radiator, access to home office

Home Office

9' 8" x 6' 2" (2.95m x 1.88m)

Double glazed skylight window and composite door to rear. (This area can quite easily be converted into an en-suite shower room/bathroom).

First Floor Split Level Landing

Access to loft space and doors to first floor accommodation.

Bedroom One

16' 5" x 11' 3" (5.00m x 3.43m)

Double glazed window to front, gas central heating radiator and original cast iron fire place to one wall.

Bedroom Two

11' 8" x 8' 7" (3.56m x 2.62m)

Double glazed windows to rear and side, gas central heating radiator and beams to ceiling.

Bedroom Three

10' x 6' 4" (3.05m x 1.93m)

Double glazed window to side, gas central heating radiator, sliding door fitted wardrobes and laminate flooring.

Family Bathroom

15' x 5' 9" (4.57m x 1.75m)

Double glazed window to rear, bath with mixer tap and shower attachment with wall mounted shower over, vanity wash hand basin, WC, chrome ladder style gas central heating radiator, cast iron fire place to one wall and splashback tiling.

Cellar

Small storage space and houses the electric meter.

Exterior

The good sized outside space has three sides and laid to pebbles.



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White Lee Road, Batley

- Guide Price £240,000 - £260,000
- Extended Three / Four Bedroom Semi- Detached Property
- 16ft Lounge, 15ft Kitchen Diner, 15ft 2nd Reception/Bedroom
- 9ft Home Office, 15ft Bathroom
- Gardens To Three Sides

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£240 000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS117855 - 0004

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