

10 Beech Way

Batley, WF17 0EG

£240,000

Freehold

***** THREE/FOUR BEDROOM SEMI DETACHED - LOUNGE & DINING ROOM - SITTING ROOM/GROUND FLOOR BEDROOM FOUR - CUL-DE-SAC LOCATION - NO CHAIN ***** This property has gas central heating (new boiler fitted September 2026) and PVCu double glazing and comprises: entrance hall, lounge, dining room, kitchen, additional sitting room/ground floor bedroom four, landing, three first floor bedrooms, bathroom. To the outside, there are gardens to the front and rear, drive and garage. Located in a cul-de-sac, the property is ideally located for access to all amenities and the nearby M62. A spacious family home, an early viewing is advised.





• THREE/FOUR BEDROOM SEMI DETACHED • GCH & PVCU DG • LOUNGE & DINING ROOM • FITTED BREAKFAST KITCHEN ROOM

ENTRANCE HALL

Stairs to first floor. Understairs storage cupboard. Door and window to side. Radiator.

LOUNGE

14'9" x 11'9"

Fireplace surround. Coving to ceiling. Wall light points. Window to front. Radiator. Double doors to:

DINING ROOM

8'6" x 8'6"

Coving to ceiling. Window to rear. Radiator. Archway to:

BREAKFAST KITCHEN

12'9" x 10'9"

With base and wall units incorporating stainless steel sink unit. Gas cooker. Plumbing for automatic washing machine. Tiled splashbacks. Door and window to rear. Radiator.

GROUND FLOOR BEDROOM FOUR/SITTING ROOM

11'1" x 9'10"

Window to front. Radiator.

LANDING

Access to loft.

BEDROOM ONE

11'9" x 11'5"

Window to front. Radiator.

BEDROOM TWO

11'9" x 11'5"

Window to rear. Radiator.

BEDROOM THREE

8'6" x 8'2"

Window to rear. Radiator.

BATHROOM

Part tiled with three piece suite comprising: bath with shower over and screen, pedestal wash hand basin, low flush wc. Airing cupboard. Window to side. Radiator.

EXTERIOR

Lawned garden to the front of the property. Enclosed rear garden with decking and artificial lawn. Driveway to the side providing ample off street parking and single detached garage.

DIRECTIONS





• SITTING ROOM/GROUND FLOOR BEDROOM FOUR • GARDENS FRONT & REAR • DRIVEWAY & GARAGE • CUL - DE - SAC LOCATION • EPC - C • NO CHAIN

From Birstall centre proceed up Leeds Road and take the fourth left onto Ashfield Road. Beech Way is the first turning on the left where number 10 will be found on the right hand side, signified by our For Sale board.









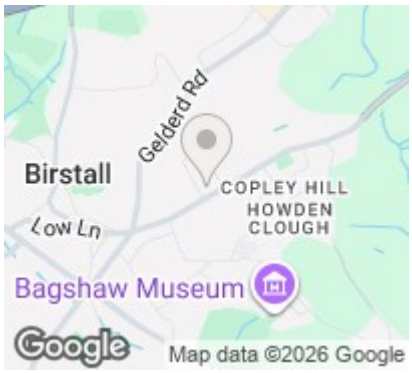


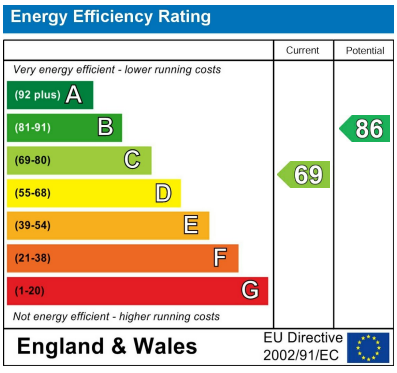


Additional Information

Local Authority - KIRKLEES
Council Tax - Band C
Viewings - By Appointment Only

Floor Area - 0.00 sq ft
Tenure - Freehold





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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