



9 The Burrows, Birstall, Batley, WF17 8BE

£350,000

bramleys

Situated on a popular residential development is this modern detached family home. The spacious four bedroomed accommodation boasts two reception rooms plus a family room with kitchen and dining space and a large loft room. Featuring uPVC double glazing and gas central heating system, the property is located on a good sized plot with ample driveway parking, an enclosed rear garden and extension opportunities subject to necessary consents. Within easy reach of local amenities, schooling and major road and rail links. An early viewing is strongly encouraged to appreciate this impressive property.





## GROUND FLOOR

### Entrance Hall

Accessed via a side uPVC door and having a central heating radiator and staircase to the first floor accommodation.

### Ground floor WC

Furnished with a WC and a wash basin set within a vanity unit.

### Utililty Room

Plumbed for a washing machine and housing the central heating boiler.

### Dining Room

10'7" x 9'5" (3.23m x 2.87m)

Overlooking the front and having a feature uPVC bay window and a central heating radiator. Open access leads into the sitting room.

### Sitting Room

13'2" x 9'9" (4.01m x 2.97m)

Again looking out over the front, this pleasant room has a uPVC window and a central heating radiator.

### Kitchen/Dining/Family Room

21'8" x 12'3" (6.60m x 3.73m)

This spacious and versatile room is ideal for family living and has dining space, along with a living area with a fireplace to one wall with hearth and inset fire. The kitchen is fitted with a good range of wall and base units with work surfaces, tiled splashbacks and inset stainless steel sink unit with mixer tap and drainer. The work surface extends to form a breakfast bar eating space and there is a range style cooker with stainless steel splashback and extractor hood over. A uPVC door leads out to the rear garden.





### Conservatory

9'6" x 8'2" (2.90m x 2.49m)

Being uPVC in construction and having a door leading out to the garden.

### FIRST FLOOR

#### Landing

With access to the first floor accommodation and a door with a staircase to the loft room.

#### Bedroom 1

15'9" x 9'9" (4.80m x 2.97m)

Located to the front, the master bedroom has a range of fitted wardrobes and overhead cupboards, along with a central heating radiator and a uPVC window.

#### En suite Shower Room

Having a walk in shower cubicle, a WC and a wash basin. There is some wall tiling and a uPVC window.

#### Bedroom 2

12'1" x 10'7" (3.68m x 3.23m)

Overlooking the rear garden and having fitted storage to one wall plus a uPVC window and a central heating radiator.

#### Bedroom 3

11'6" x 11'3" (3.51m x 3.43m)

With a uPVC window overlooking the rear and a central heating radiator.

#### Bedroom 4

8'8" x 6'4" (2.64m x 1.93m)

Overlooking the front via a uPVC window and having a central heating radiator.



### Bathroom

A modern bathroom furnished with a bath with shower over and folding shower screen, and a wash basin and WC set within a vanity unit. There is tiling to the walls, a central heating radiator and a uPVC side window.

### Loft Room

21'4" x 12'1" (6.50m x 3.68m)

A Spacious loft room with three sky light windows and eaves storage.

### OUTSIDE

To the front of the property is a spacious block paved driveway, providing ample off road parking for numerous vehicles and a gated side pathway leads to the rear garden. To the rear is a block paved area which in turn leads to a decked seating space. Beyond is a lawned garden with planted borders and outer fencing. The garden extends to the side which offers potential for extension subject to necessary consents.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### TENURE:

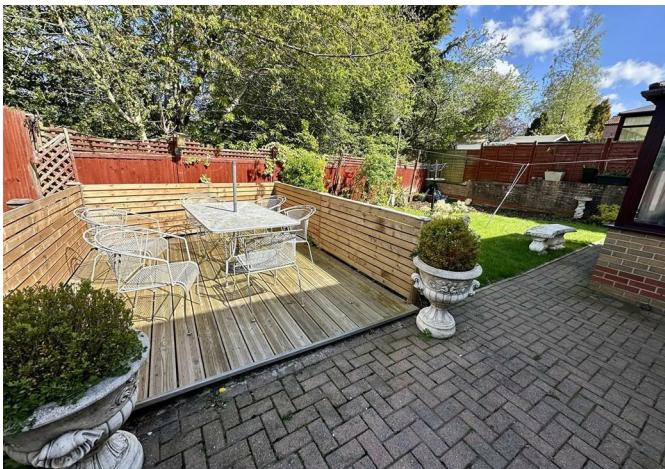
Freehold

### COUNCIL TAX BAND:

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### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range





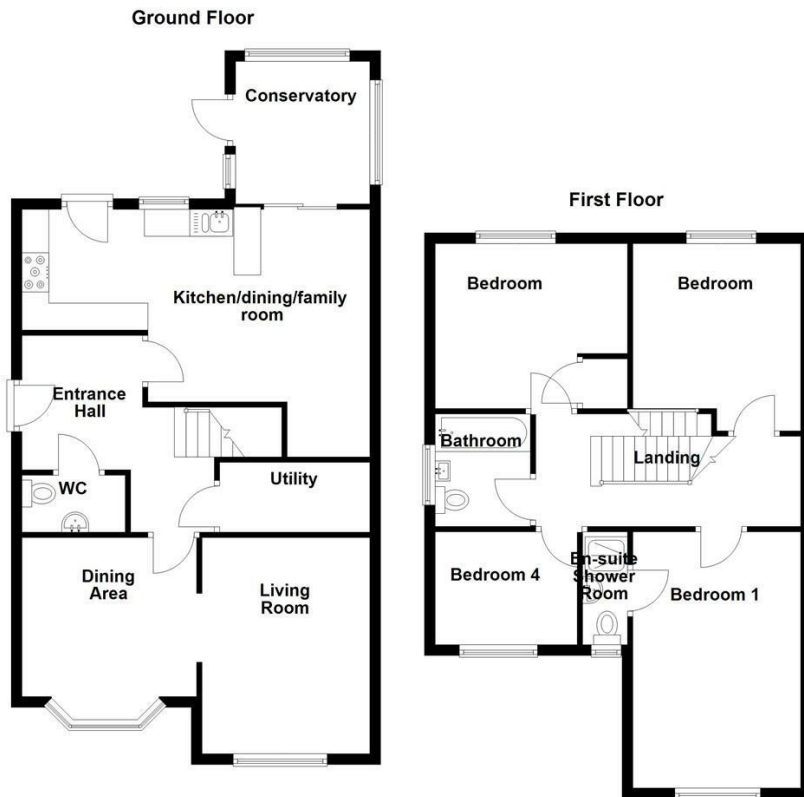
of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### **ONLINE CONVEYANCING SERVICES:**

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. **PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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