



**The Drive, Carlinghow, BATLEY WF17 8EG**



**welcome to**

**The Drive, Carlinghow, BATLEY**

Guide Price £160,000 - £170,000 LOOKING FOR A PROPERTY THAT YOU CAN PUT YOUR OWN STAMP ON THAT IS CENTRALLY LOCATED IN THE POPULAR AREA OF CARLINGHOW IN BATLEY? THEN..YOU'VE FOUND IT!



### Entrance Hallway

Timber door to front, gas central heating radiator and stairs to first floor landing.

### Through Lounge

28' 3" MAX (Into Bay) x 8' 7" ( 8.61m MAX (Into Bay) x 2.62m )

Double glazed lead effect bay window to front, double glazed window to rear, two gas central heating radiators, TV point, laminate flooring, wall lights, gas coal effect fire with wood surround and stone hearth.

### Kitchen

10' 2" x 7' 1" ( 3.10m x 2.16m )

Fitted Kitchen with a range of wall and base units, complementary work surfaces, splashback tiling, stainless steel sink drainer with mixer tap, gas cooker point, plumbing for washing machine, wall mounted boiler, gas central heating radiator, double glazed window to rear and multi-pane timber door to garden.

### Ground Floor Cloakroom

WC, floating wash hand basin, splashback tiling and double glazed lead effect window to front.

### First Floor Landing

Access to loft space via a drop down ladder, built in storage cupboard, gas central heating radiator and doors to first floor accommodation.

### Bedroom One

14' (Into Wardrobes) x 8' 3" ( 4.27m (Into Wardrobes) x 2.51m )

Double glazed lead effect window to front, built in wardrobes to one wall, gas central heating radiator and laminate flooring.

### Bedroom Two

11' 8" x 8' 4" ( 3.56m x 2.54m )

Double glazed window to rear and gas central heating radiator.

### Bedroom Three

8' 1" x 6' 7" ( 2.46m x 2.01m )

Double glazed lead effect window to front, gas central heating radiator, laminate flooring and telephone point.

### Family Bathroom

Double glazed window to rear, panelled bath with mixer tap, shower attachment, wash hand basin, WC, gas central heating radiator and splashback tiling.

### Exterior

To the front of the property it has been laid to lawn with plant and shrub borders, shared access driveway leading to one allocated parking space and shared visitor parking space to the rear. The enclosed rear garden has a westerly aspect and has been laid to lawn with plant and shrub borders and side access gate.



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## **The Drive, Carlinghow BATLEY**

- Guide Price £160,000 - £170,000
- Three Bedroom Semi-Detached Property
- 28ft Through Lounge, 10ft Kitchen
- G/F WC, Front & Rear Gardens
- Allocated Parking, No Chain

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DWS117715 - 0004

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