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Manor Road

Soothill, Batley, WF17 6HB

Offers In The Region Of £400,000

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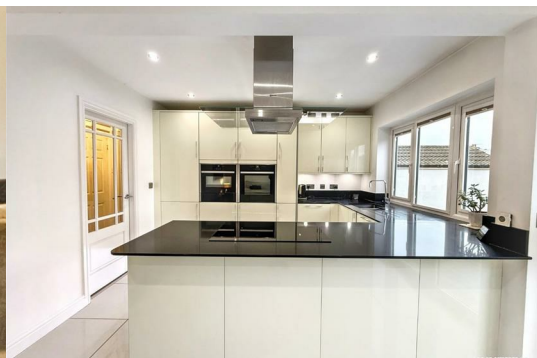
Hunters are pleased to offer to the market this immaculately presented four-bedroom family home. Soothill is located in Batley and is one of the most sought after areas of Batley. The property is within easy reach of the local hospital, schools and close to Batley railway station and motorway networks. This spacious property comprises of entrance hall, family lounge, open plan, study/games room and stunning open plan kitchen fitted kitchen with breakfast and guest w.c. To the first floor there are four bedrooms with en-suite to the master bedroom including a fitted wardrobes on , contemporary family bathroom and loft access. Externally, there is a driveway for off road parking with Integral garage with remote access electric door. This family home has immaculate landscaped gardens to the front and the rear has a decked seating areas ideal for sunbathing or providing ample space for those families that like to entertain family and friends with summer BBQs.



ENTRANCE HALLWAY
Access composite double glazed front door, access to all ground floor accommodation and access the integral house garage, finished off with feature stone effect split face tiles wall, laminate flooring and stairs to first floor, with fitted storage for coats and shoes.

FAMILY LOUNGE 10'9" x 18'2" (3.28m x 5.54m)
A lovely sized family room with feature fireplace with modern surround , with double glazed bay window to front, radiator.

STUDY/GAMES ROOM 7'5" x 15'3" (2.27m x 4.65m)
An ideal room for members of the family that work from home or simply require a quiet room away from the main family lounge.

DOWNSTAIRS WC
Fitted with a low level WC with small fitted hand wash basin.

OPEN PLAN DINING KITCHEN 17'7" x 22'11" (5.36m x 7.01m)
A superb and spacious kitchen having a stunning and contemporary fitted kitchen installed to make use of this large dining kitchen in the best practical way for a growing family. The focal point of this kitchen is the breakfast bar seating area. The kitchen has a ample range of wall, pan and floor mounted storage units, with contrasting marble worktop surfaces with inset fitted sink with modern mixer taps and fitted glass splash-backs, integrated fitted dishwasher and double oven and grill and fridge freezer. There is also a neff induction hob with fitted overhead extractor fan with glass canopy with fitted spot lights. The room has fully ceramic polished floor tiles with under floor heating and has plenty of natural light from the fitted bifolding doors which lead onto the enclosed rear garden.

FIRST FLOOR
A hallway featuring a wooden and glass staircase combines the traditional warmth of wood with the modern appeal of glass, offering a stylish and light-filled space, access to all bedrooms and family bathroom, and access to useful loft space for storage via drop down ladder.

MASTER BEDROOM 11'4" x 13'11" (3.47m x 4.25m)
A stunning double bedroom which is the length of the property with fitted wardrobes to one side and coving to ceiling and radiator and door to en suite

EN SUITE
Stepping into this good sized shower cubicle, with overhead mixer shower with rain shower attachment, modern WC and inset wash hand basin with vanity storage and fully ceramic tiled floor and large heated chrome radiator, frosted double glazed window.

BEDROOM 2 10'7" x 13'7" (3.25m x 4.15m)
A double bedroom with fitted wardrobes and double glazed bay window and radiator

BEDROOM 3 10'9" x 10'0" (3.30m x 3.06m)
A double bedroom with double glazed window and radiator

BEDROOM 4 6'9" x 7'10" (2.06m x 2.41m)
Currently used as a laundry room with fitted storage but would accommodate a single bed

SHOWER ROOM
A contemporary suite with large walk in shower enclosure with feature white gloss marble effect wall and floor tiles with under floor heating, Vanity & WC Toilet Unit Set with Concealed Cistern, with wall mounted Mirror and chrome heated towel rail, with frosted double glazed frosted window.

INTEGRAL GARAGE 11'4" x 28'7" (3.46m x 8.73m)
Ideal space for further storage or secure parking for two cars, benefitting with power light and further hot and plumbing for washing machine and dryer, accessed by remote key operated secure roller door and further double patio doors to rear garden.

REAR GARDEN
To the front of the property there is a brick paved driveway providing off street parking with independent electric car charging point . The front garden is mainly laid to lawn with seasonal plants, shrub and tree borders, benefitting from side access to rear. To the rear is a immaculately presented landscaped garden with raised decked sitting area for rest and relaxation and enjoying large family gatherings and summer BBQ's

APPROVED PLANNING APPLICATION
Demolition of existing rear extension and erection of replacement rear extension with raised ridge height, rear decking and external alterations

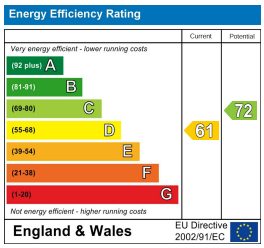
Application number
2022/62/92095/E

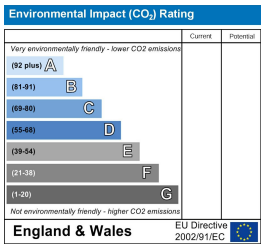
Link - https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/92095

Area Map

Floor Plans

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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