HUNTERS®

HERE TO GET *you* THERE



Soothill Lane

Soothill, Batley, WF17 6EU

Price £334,995

4 2 1

The Lambeth is our take on what a modern, practical and stylish four-bedroom semi-detached family home should be. Created firmly with modern families in mind, the Lambeth makes sure there's space for everyone. Downstairs has a generous living room, a handy WC and plenty of built-in storage. The real focal point of the home is the kitchen/diner expanding across the width of the house. The stylish kitchen, complete with breakfast bar, has plenty of space for everyone to get involved in mealtimes. And the dining area, with French doors opening onto the garden, makes eating together a pleasure. Upstairs, the attention to detail continues. There are four bedrooms, with the master bedroom having a contemporary designed en-suite shower room. Plus, there's a family bathroom and more built-in storage.







GROUND FLOOR

LOUNGE 16'6" x 10'3" (5.04m x 3.13m)

KITCHEN DINER 11'4" x 19'11" (3.47m x 6.09m)

WC 5'11" x 4'9" (1.81m x 1.46m)

FIRST FLOOR

MASTER BEDROOM 9'10" x 10'11" (3.02m x 3.35m)

EN SUITE 5'11" x 7'1" (1.81m x 2.18m)

BEDROOM 2 14'0" x 8'9" (4.28m x 2.68m)

BEDROOM 3 6'6" x 10'4" (1.99m x 3.17m)

BEDROOM 4 7'4" x 9'4" (2.25m x 2.86m)

BATHROOM 6'11" x 6'7" (2.13m x 2.01m)

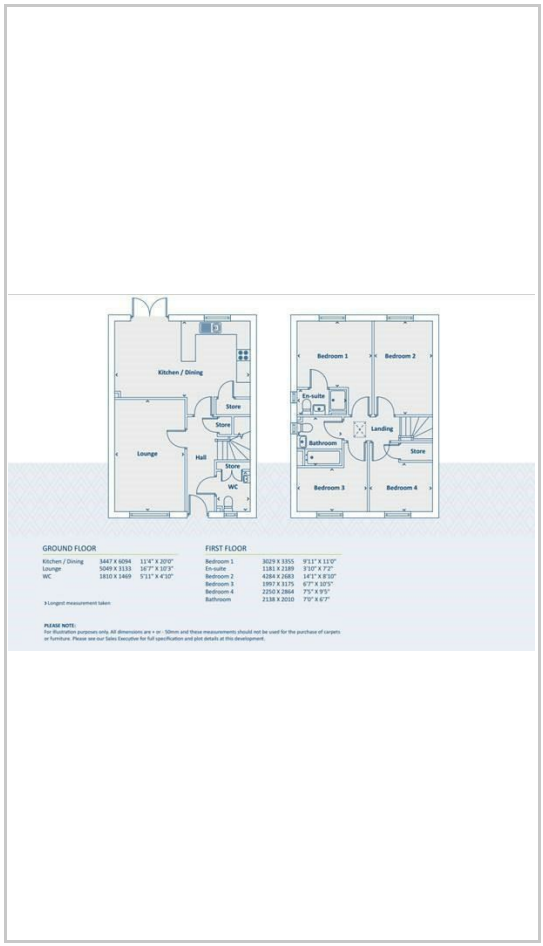
USEFUL INFORMATION
Buying a new home is one of the biggest decisions you'll make. To help you make an informed choice, we've set out the key information about this home below, including the ongoing costs once you have moved in. Council tax bands are often not released by the local authority until the property is complete but we will show this once available

* Estimated to move into Feb-Apr 2027
* Reservation Fee £250.00*
Document signing £180.00* (minimum)
*Estate Management fee is £100.00 per annum
*Council Tax Bands to be released by Kirklees Council
* Images are representative only and may include paid upgrades.

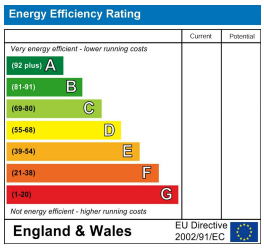
Area Map

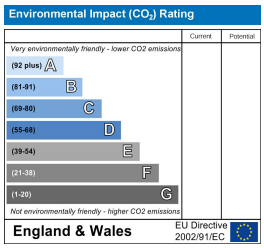


Floor Plans



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.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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