



**Kirkgate, Hanging Heaton BATLEYWF17 6DJ**

**welcome to**

**Kirkgate, Hanging Heaton BATLEY**

Guide Price £220,000 - £230,000 LOOKING FOR YOUR FIRST TIME BUY AND MAKE IT A DETACHED PROPERTY STRAIGHT AWAY OR NEEDING THE PERFECT DOWNSIZE PROPERTY? THEN YOU'VE FOUND IT!



\*\*\*\*Guide Price £220,000 - £230,000 \*\*\*\* Dating back to 1902, Royd Cottage is a charming and characterful two double bedroom detached home, ideally positioned on Kirkgate in the highly sought-after area of Hanging Heaton, Batley. Beautifully presented and ready to move straight into, this delightful property also offers exciting potential to extend to the side (subject to the necessary planning permissions), creating a substantial four-bedroom family home. The property features a spacious 15ft country-style two-tone kitchen with integrated appliances, which leads down to a useful 12ft cellar-ideal for additional storage. A superb 21ft open-plan reception/family/dining space provides a flexible and sociable living area, perfect for modern family life. For those requiring additional bedroom space, this room could easily be reconfigured to create a third ground floor bedroom alongside a separate dining area, particularly as the property already benefits from a convenient ground floor shower room/WC. There is also a cosy 13ft lounge with part-panelled walls and a feature fireplace, offering a warm and inviting retreat. Upstairs, the property comprises two well-proportioned bedrooms, with the principal bedroom enjoying built-in wardrobes and far-reaching views across Batley and beyond. A family bathroom completes the first-floor accommodation. Externally, the property boasts gardens to the front and side, along with a stunning southerly-facing rear garden.

## Location

## Additional Information

### Entrance Lobby

### Lounge

13' 11" x 13' 7" ( 4.24m x 4.14m )

### Kitchen

15' 9" x 6' 9" ( 4.80m x 2.06m )

### Reception Two / Dining Room

21' 8" x 9' 9" ( 6.60m x 2.97m )

### Shower Room / Wc

### Landing

### Bedroom One

13' 9" x 10' 7" ( 4.19m x 3.23m )

### Bedroom Two

10' 3" x 9' 4" MAX ( 3.12m x 2.84m MAX )

### Family Bathroom

### Cellar Space

12' 3" x 8' 2" ( 3.73m x 2.49m )

### Exterior



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## Kirkgate

- Guide Price £220,000 - £230,000
- Two Bedroom Detached Cottage
- 13ft Lounge, 21ft 2nd Reception/Family/Dining Room
- 15ft Kitchen, G/F Shower Room, F/F Bathroom
- Southerly Facing Rear Garden, No Chain

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

**£220,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DWS117732 - 0004

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william h brown



**01924 468900**



[Dewsbury@williamhbrown.co.uk](mailto:Dewsbury@williamhbrown.co.uk)



1 Market Place, DEWSBURY, West Yorkshire,  
WF13 1AE



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**