

local
properties
buy • sell • let



9 Smithies Moor Rise Batley, WF17 8AX

£245,000
Freehold

**** TWO BEDROOM DETACHED TRUE BUNGALOW - CONSERVATORY - WELL ESTABLISHED GARDENS - DRIVE & DETACHED GARAGE **** This property has gas central heating and PVCu double glazing and comprises: entrance hallway, lounge, fitted kitchen, conservatory, two double bedrooms (both having fitted furniture), bathroom. To the outside there are immaculately maintained gardens to the front and rear with patio area to the side. A cobbled driveway provides off street parking and leads to a single detached garage. Situated in a sought after area close to local amenities, an early viewing is highly recommended.



• WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW • SPACIOUS
LOUNGE • CONSERVATORY TO REAR

HALLWAY

Door to side. Access to loft.

KITCHEN

9'2" x 8'2"

With base and wall units with inset stainless steel sink and drainer. Electric cooker and extractor hood. Plumbed for automatic washing machine. Tiled splashbacks.

Window to front. Radiator.

LOUNGE

17'4" x 12'5"

Fireplace surround with fitted gas fire. Coving to ceiling and wall light points. Window to front. Radiator.

BATHROOM

Fully tiled with three piece suite comprising: bath, pedestal wash hand basin, low flush wc. Ceramic tiled floor. Heated towel rail. Window to side.

BEDROOM ONE

13'5" x 11'1"

With fitted wardrobes and dressing table to one wall.
Radiator. Patio doors leading into:

CONSERVATORY

9'10" x 5'10"

French doors to rear. Radiator.

BEDROOM TWO

12'1" x 8'10"

With fitted wardrobes. Window to rear. Radiator.

EXTERIOR

Lawned garden to the front of the property with well stocked borders. Enclosed garden to the rear which is laid to lawn with paved patio area and well established shrubs and trees. Further patio area to the side of the property. Cobbled driveway providing off street parking and leading to single detached garage.

HOW TO GET THERE

From Birstall centre proceed down Smithies Lane and go straight on at the traffic lights onto Smithies Moor Lane. Take the first left onto Smithies Moor Rise where number 9 will be found on the left hand side, signified by our For Sale board.

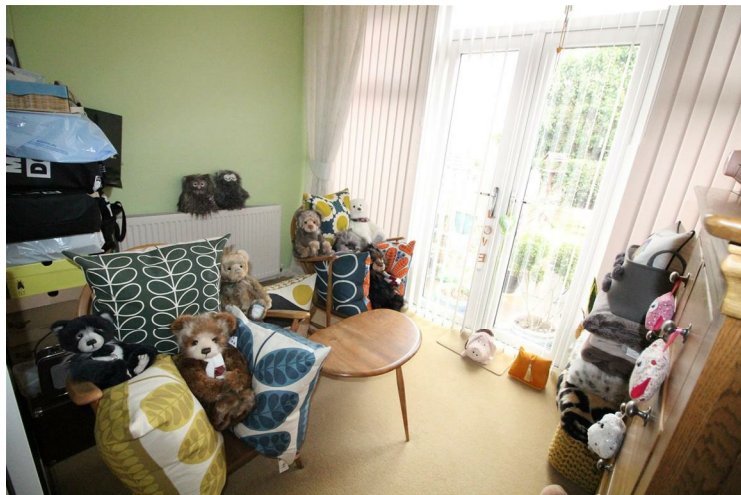


- MODERN FITTED KITCHEN • FITTED BEDROOM FURNITURE • WELL MAINTAINED GARDENS



- COBBLED DRIVE & SINGLE DETACHED GARAGE • POPULAR RESIDENTIAL AREA CLOSE TO AMENITIES • ENERGY RATING - C • EARLY VIEWING HIGHLY RECOMMENDED

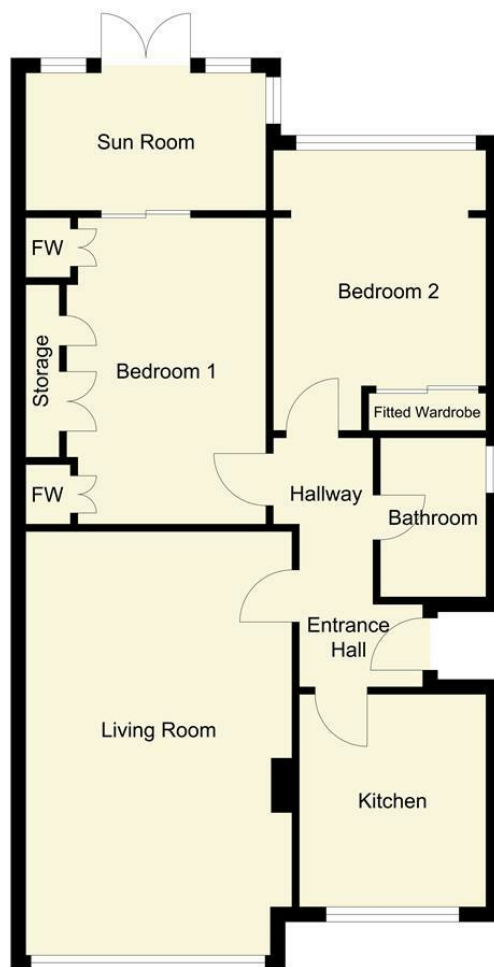




Additional Information

Local Authority - Kirklees Council
Council Tax - Band C
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold



Smithies Moor Rise



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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