



York Road

Batley, WF17 0LG

Offers Over £300,000



Quite simply one of Batley's finest presented detached bungalows with a modern and contemporary feel throughout and benefits from a 24ft lounge diner, modern kitchen fitted in 2021, three double bedrooms, family bathroom, front and rear gardens, driveway for off road parking for several vehicles and a detached garage. Upper Batley is a highly regarded residential area and Batley town centre offers a good range of retail amenities plus train and bus stations travelling all over Yorkshire and beyond. Junction 27 retail and leisure parks and the M62 motorway are a short drive away. The property is in close proximity to well-regard local state schools. A well presented property which offers any purchaser the chance to move in with the minimal of expense with no onward chain, To avoid disappointment and not miss out on immaculate bungalow which is sure to attract a good level of interest and in our opinion will not be on the market long!



ENTRANCE

Part composite door to side, wall lights, telephone point, built in storage cupboards to one wall, access to loft space and doors to access all property rooms.

OPEN PLAN LOUNGE AND DINING ROOM 24'6" x 12'4" (7.49m x 3.76m)

A spacious and contemporary family room with two large double glazed windows providing plenty of natural light with open fireplace and coving to ceiling and kardean flooring throughout.

KITCHEN 10'2" max x 9'8" (3.12m max x 2.95m)

Fitted with a modern kitchen with a range of wall and base units with contrasting work surfaces and splashback tiling, sink drainer with mixer tap, fitted electric hob and electric oven with overhead extractor fitting plumbing for washing machine. Double glazed window to side and composite glazed door to side.

BEDROOM 1 12'9" x 11'3" (3.89m x 3.45m)

Double glazed window, coving to ceiling, wall lights, fitted wardrobes and radiator.

BEDROOM 2 11'3" x 11'3" (3.45m x 3.45m)

Double glazed window and fitted radiator and fitted wall mounted central heating boiler (fitted 2021)

BEDROOM 3 9'6" x 9'3" (2.90m x 2.82m)

Double glazed window and radiator.

BATHROOM

Fitted with a four piece suite with panelled bath, walk in shower cubicle with wall mounted shower. Vanity wash hand basin with mixer tap and storage below. WC, tiled walls to all visible areas and ladder style chrome radiator and frosted double glazed window.

GARDENS

Benefitting from gardens to three sides with the front garden being stocked with established plants and shrubs. The tarmac driveway provides off street parking for several cars leading to the detached garage. The rear of the property is a private rear garden which is mainly lawned, has paved patio areas, planted shrubbed borders, two side accesses to the front and access to the detached garage.

GARAGE 21'5" x 8'2" (6.55m x 2.51m)

With up and over electric door, power and light, Upvc door to garden and double glazed Upvc window to side.

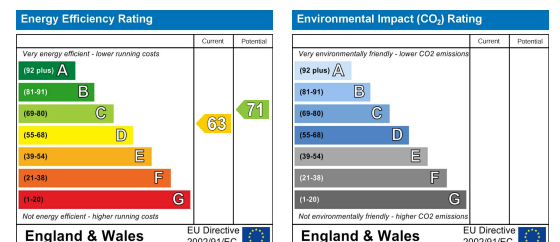
Area Map



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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