

# HUNTERS<sup>®</sup>

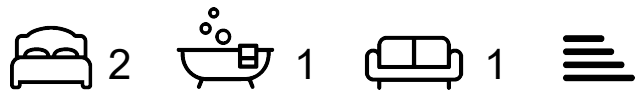
HERE TO GET *you* THERE



## Willow Court

Batley, WF17 0BD

Offers In The Region Of £249,950



Offered with NO CHAIN and situated within this exclusive courtyard development is this two-bedroom detached bungalow benefiting from a good-sized conservatory to the rear as well as a garage to the front. Tucked away from the popular road of Batley Field Hill in a small and quiet cul-de-sac in this very sought after location, this property must be viewed to be fully appreciated. Conveniently situated for local amenities and with easy access to neighbouring town centres and the motorway network. The property benefits from gas central heating, double glazing throughout. The accommodation briefly comprises entrance hallway, lounge, dining kitchen, rear hallway, conservatory, two double bedrooms and house bathroom room. Externally the property has beautifully landscaped gardens to the front, attached house garage and a driveway providing off road parking.

[VIEW NOW WITH OUR VIRTUAL TOUR](#)



## ENTRANCE

Entrance through double glazed door into hallway, fitted radiator, access to loft space, built-in storage and door to all house rooms.

## LIVING ROOM 14'10" x 11'1" (4.54m x 3.40m)

A spacious family room with ample natural light coming from the double glazed window, coal effect electric fire with marble style surround, radiator with access into conservatory through the french patio doors,

## CONSERVATORY 9'1" x 10'7" (2.78m x 3.24m)

Double glazed construction with double glazed windows and laminate flooring with overhead wall mounted air condition unit, entrance door to garden which pleasantly overlooks open playing fields

## KITCHEN DINER 8'5" x 15'7" (2.58m x 4.75m)

Fitted with a matching range of base and eye level units with worktop space, inset sink unit being part tiled, integrated fridge and freezer, concealed washing machine, an additional fitted electric oven with further grill, built-in four ring induction hob with extractor hood over, double glazed window, hardwood entrance door to side. Space for dining table and chairs.

## BEDROOM 1 8'6" x 15'0" (2.61m x 4.58m)

PVCu double glazed window, fitted wardrobe(s) and dressing area, and fitted radiator

## BEDROOM 2 8'6" x 12'2" (2.60m x 3.72m)

A double bedroom currently used as an office, with double glazed window and fitted radiator.

## BATHROOM

Fitted with three piece suite comprising panelled bath with fitted shower screen and wall mounted overhead mixer shower, vanity wash hand basin and low-level WC with concealed cistern, being part tiled surround with traditional styled radiator, double glazed window, radiator.

## GARDENS

To the front there is a landscaped lawn garden area with a brick paved driveway which in turn leads to a single integral garage. The rear has an easily maintainable garden area with large paved patio areas which are not overlooked and back onto the playing fields to the rear.

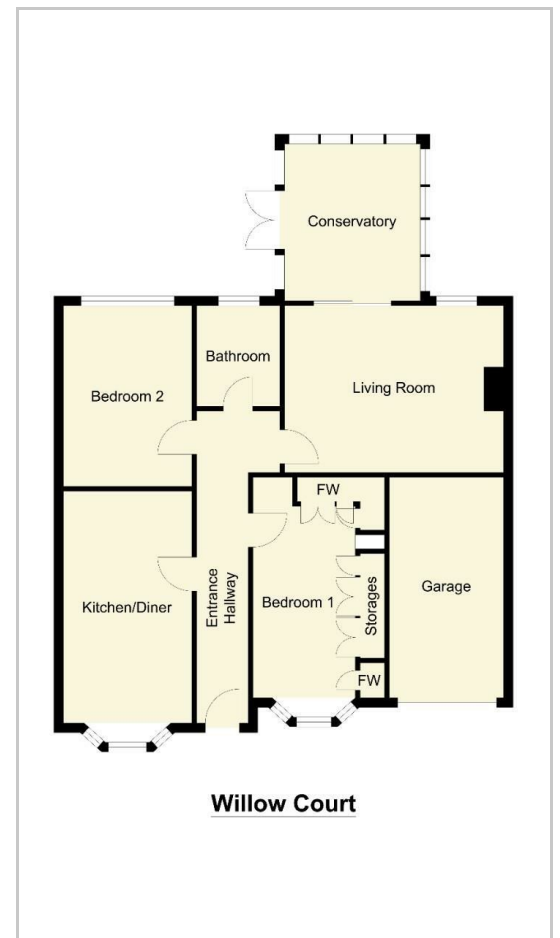
## GARAGE

Having an up and over door leading to the garage, ideal for storage.

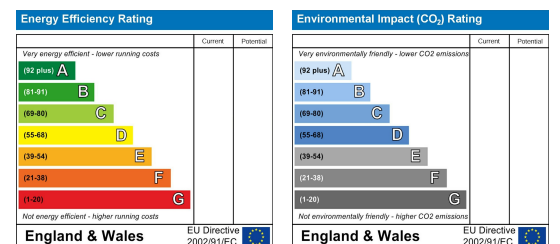
## Area Map



## 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.