

HUNTERS[®]

HERE TO GET *you* THERE



Soothill Lane

Soothill, Batley, WF17 6EZ

Guide Price £200,000



GUIDE PRICE £200,000 - £210,000

Hunters are delighted to bring another CHAIN FREE three bedroom semi-detached family home in the popular residential area of Soothill. A great opportunity to modernise to your own style and taste, yet offering the opportunity to extend to the side or rear at a later date (STP) and create a sizeable forever home, like similar homes nearby. As you enter the ground floor you have a hallway with a downstairs WC and two reception rooms and kitchen. The first floor has three bedrooms, shower room and separate WC. To the front there is a small garden and the enclosed rear garden with raised patio seating area. Also benefitting from a driveway to the side for at least two/three cars leading to a single garage. Soothill is a popular district of Batley, which has a wide range of local shops, restaurants and local amenities. Batley also has its own bus and train station with regular services to Leeds, Manchester and other major cities. Birstall Retail Park and the M62 motorway connecting Leeds and Manchester is approximately 4 miles away.



HALLWAY

Double glazed front door into the entrance hall with stairs leading to the first floor and doors to the lounge and kitchen.

DOWNSTAIRS WC

Fitted with low level WC and fitted sink and extractor fan.

LIVING ROOM 12'6" x 12'2" (3.83m x 3.72m)

Large double glazed window, radiator and wall mounted gas fire with stone surround, open plan to the:

DINING ROOM/LOUNGE ROOM 17'7" x 9'10" (5.36m x 3.01m)

With radiator, double glazed sliding door to patio and garden.

KITCHEN 12'1" x 7'11" (3.69m x 2.43m)

Fitted kitchen, plumbed for washing machine, double glazed window, radiator and doors to the pantry and lounge.

LANDING

Access to three house bedrooms and family shower room and separate WC, double glazed window to the side.

BEDROOM 1 12'9" x 8'11" (3.90m x 2.74m)

Double bedroom with fitted wardrobes and double glazed window and radiator.

BEDROOM 2 10'5" x 10'3" (3.18m x 3.13m)

Double bedroom with fitted wardrobes and double glazed window and radiator.

BEDROOM 3 8'10" x 7'11" (2.70m x 2.42m)

Single bedroom with fitted storage space and double glazed window and radiator.

SHOWER ROOM

Fitted with walk in shower cubicle, hand wash basin in vanity unit and double glazed window and radiator.

WC

Separate WC to shower room, with double glazed window.

OUTSIDE

The property benefits from front garden with shrub borders. To the rear of the property is a raised patio and further enclosed garden to the rear.

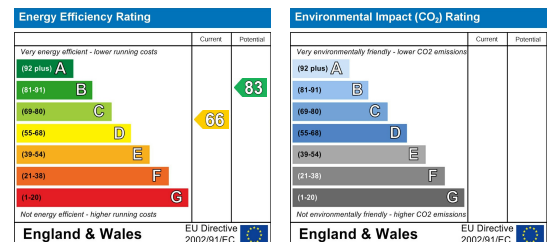
Area Map



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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