

# HUNTERS®

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## Soothill Lane

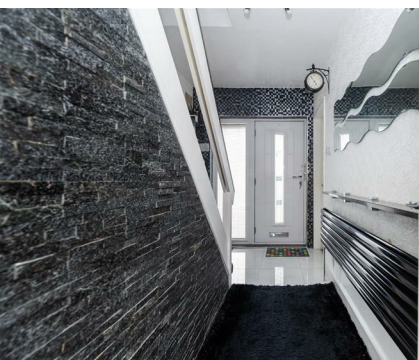
Soothill, Batley, WF17 6HW

Guide Price £240,000



GUIDE PRICE £240,000 - £250,000

Hunters are pleased to bring to the market this well maintained three bedroom detached family home. The property features: entrance hall, lounge, dining room and further fitted kitchen, Three first floor bedrooms and bathroom and separate Wc. The property also has a useful loft space accessed via the first floor landing, which is fully carpeted and has fitted skylight windows. The property benefits from gas fired central heating and double glazing. To the outside there is ample parking to the front and the property benefits from a truly large rear garden with paved patio seating area. The property also has a carport to the side accessed by remote access door with rear with tarmac drive to the side leading to the detached garage providing additional storage and with remote control up and over door.



### Entrance

Stairs to the first floor and doors leading to lounge and kitchen, radiator, stairs, with porcelain tiled flooring and tiled natural stone feature wall and large modern radiator.

### Lounge 12'9" x 11'6" (3.89m x 3.53m)

Focal point inset remote controlled gas fire with natural stone surround, double glazed window and radiator

### Kitchen 12'9" x 11'6" (3.89m x 3.53m)

Fitted with a range of base units with round edged worktops, stainless steel sink unit with double drainer, plumbing for dishwasher, space for fridge/freezer, double glazed window to rear, double glazed door to walk-in under-stairs storage cupboard, door to side

### Dining Room 12'11" x 10'5" (3.96m x 3.20m)

A good sized family room with double glazed window to rear, wall mounted gas fire, radiator.

### Landing

Access to three family bedrooms and family bathroom and separate Wc , feature tiled wall with modern large radiator.

### Bedroom 1 12'11" x 10'7" (3.96m x 3.25m)

Double glazed window, fitted with a range of wardrobes and dressing area and, radiator.

### Bedroom 2 11'6" x 10'7" (3.53m x 3.25m)

Double glazed window and radiator and fitted wardrobes with dressing area.

### Bedroom 3 8'11" x 6'2" (2.74m x 1.89m)

Double glazed window and radiator

### Bathroom

Modern fitted bathroom with two piece suite comprising panelled bath with fitted shower screen and vanity hand wash basin, ceramic tiled walls, and floor with double glazed window to rear, chrome towel radiator.

### Separate Wc

Double glazed window to side, fitted with low-level wc, part ceramic tiled walls.

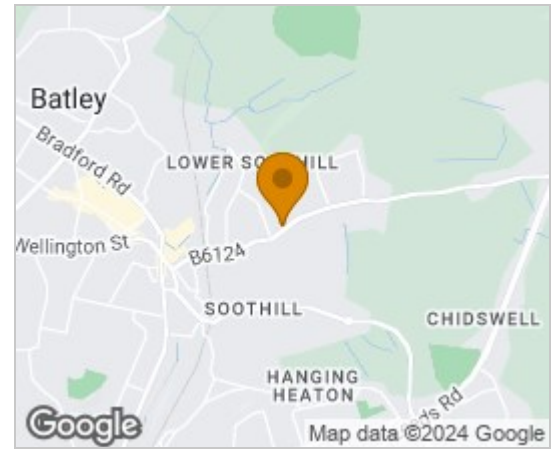
### Garden

To the front the property has ample parking for three/four vehicles and is mainly concrete with a tarmac drive to the side. Established and private rear garden with a variety of mixed plants and shrubs, paved patio seating area, wall to rear and sides, pleasant lawned garden, which is ideal for a for summer entertaining and BBQ's, with ample security lighting to the rear.

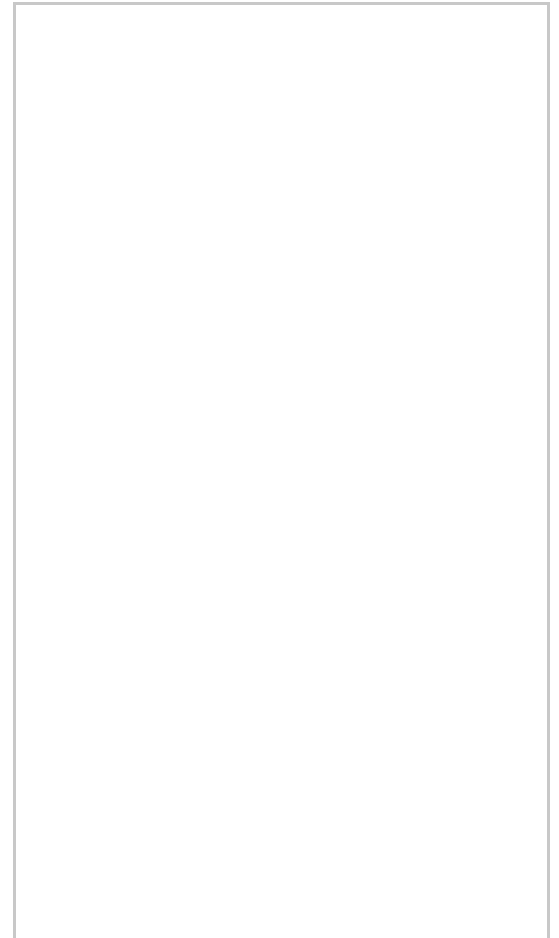
### Garage

The property has a carport to the side accessed via the electric front garage shutter door door and leads further parking to the side and leads to rear garden and also the original detached brick built garage, remote-controlled electric up and over door

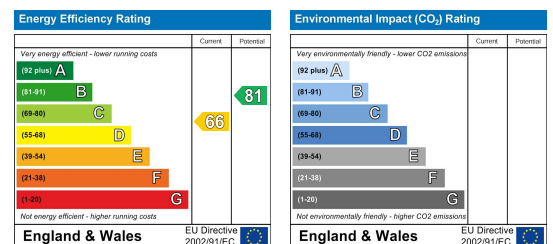
## Area Map



## 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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