

HUNTERS[®]

HERE TO GET *you* THERE



Halifax Road

Batley, WF17 7BH

Offers In The Region Of £130,000



This charming two bedroomed cottage which is believed to date back to the early 19th century ideally suited for the first time buyer or young family. Situated in this popular residential locality close to both amenities and main arterial routes, the property whilst maintaining many of it's original features including exposed beams, stone mullioned windows and feature stone fireplace does have modern fixtures and fittings throughout including a gas fired central heating system, uPVC double glazing and accommodation comprising in brief: Entrance hall, lounge, kitchen, two first floor bedrooms and shower room. To the outside there is an established and well stocked garden to the front. Internal inspection highly recommended.



LOUNGE 17'5" x 15'8" (5.33m x 4.78m)

Double glazed window to front with, feature fireplace with stone built surround and flagged hearth with wood mantle, Fitted Brosely stove with living flame coals, exposed beams to the ceiling.

STAIRS

Stairs to first floor landing.

CELLAR HEAD

Stairs lead down to small dry cellar area

KITCHEN/BREAKFAST ROOM 7'6" x 15'8" (2.29m x 4.78m)

Fitted with a matching range of base and eye level units with round edged worktops, stainless steel sink with single drainer and mixer tap with tiled splashbacks, plumbing for automatic washing machine, fitted electric Teka oven, built-in four ring gas hob, double glazed window to side, double glazed window to front with exposed beams, wall mounted gas boiler serving domestic hot water.

LANDING

Double glazed window to side, part panelled walls, wall mounted gas heater,

BEDROOM 1 9'8" x 8'4" (2.95m x 2.55m)

Double glazed window to front, half height panelled walls with feature beams.

BEDROOM 2 14'0" x 7'7" (4.27m x 2.33m)

Double glazed window to front, fitted with a range of wardrobes.

BATHROOM

Fitted with three piece suite comprising tiled shower enclosure with fitted shower, pedestal wash hand basin, low-level WC and part ceramic walls, double glazed window to side, laminate flooring.

OUTSIDE

To the front, mature established front garden with a variety of mixed plants and shrubs, small lawned area, stone wall frontage.

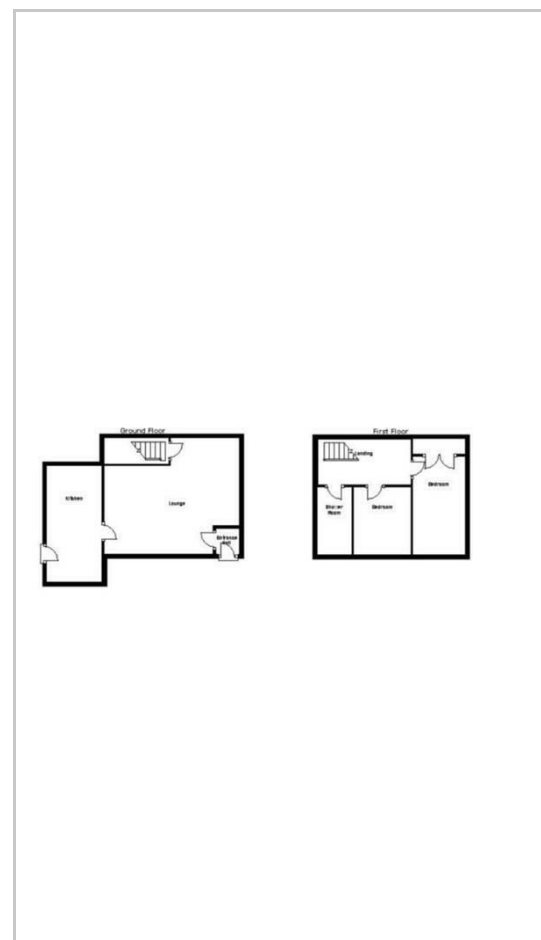
PARKING

The property has parking to main road at the front

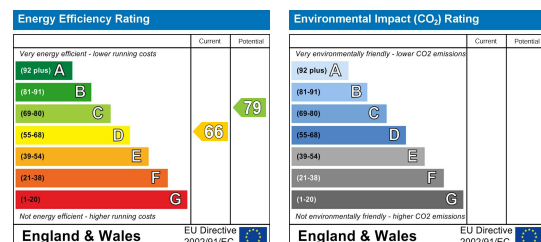
Area Map



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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