



High Street

Hanging Heaton, Batley, WF17 6DU

Asking Price £310,000



Situated in a sought-after residential location is this well-presented stone-built mid-terrace property, offering spacious and versatile accommodation ideal for a range of buyers including first-time purchasers, couples and families. The property briefly comprises an entrance porch leading into the family living area, kitchen, dining room and a bright conservatory extension. To the first floor are four well-proportioned bedrooms and a house bathroom. Externally, the property benefits from a front garden and off-street parking to the front, while to the rear is a generous tiered garden featuring patio seating areas, lawned sections and mature planting, enjoying elevated views across the surrounding area. Conveniently located close to local amenities, schools and transport links, the property is well placed for everyday living. Early viewing is highly recommended.



LIVING ROOM 15'5" x 15'0" (4.72 x 4.59)

A beautifully presented and generously proportioned living room featuring elegant décor, decorative coving and a central feature fireplace, with dual aspect windows allowing plenty of natural light and ample space for a full suite of furniture, ideal for both relaxing and entertaining.

DINING ROOM 15'8" x 14'5" (4.80 x 4.40)

A spacious and well-presented dining room offering ample space for a large dining table, featuring a front-facing window allowing plenty of natural light, neutral décor and direct access through to the kitchen, ideal for family dining. The Chimney Breast is also located in this room.

KITCHEN 12'7" x 12'5" (3.84 x 3.81)

A modern fitted kitchen featuring a range of wall and base units, complementary work surfaces and integrated appliances, with ample space for food preparation and counter space. Access through to the dining room ideal for open-plan living.

CONSERVATORY 12'0" x 9'2" (3.67 x 2.80)

A bright and versatile conservatory with surrounding windows and French doors leading out to the rear, offering an ideal additional reception space.

LANDING

A spacious and well-presented landing area providing access to all first floor rooms, featuring neutral décor, useful built-in storage and a loft hatch, with a light and airy feel throughout.

BEDROOM ONE 15'5" x 12'7" (4.72 x 3.86)

A generous double bedroom featuring fitted wardrobes providing ample storage, with a light and airy feel, benefitting from central heating radiators and plenty of natural light, creating a comfortable main bedroom.

BEDROOM TWO 12'5" x 11'6" (3.81 x 3.52)

A spacious and versatile double bedroom featuring a vaulted ceiling and French doors leading out to the rear garden, allowing plenty of natural light, with central heating radiators and ample space for a range of furnishings.

BEDROOM THREE 8'8" x 7'3" (2.66 x 2.22)

A well-proportioned bedroom featuring a rear-facing window providing natural light, central heating radiator, and space for bedroom furnishings, ideal as a child's room, guest room or home office.

BEDROOM FOUR/STUDY 16'2" x 14'0" (4.94 x 4.27)

A versatile fourth bedroom arranged over two sections, offering excellent flexibility for use as a bedroom, study or playroom. The space benefits from a front-facing window providing natural light, central heating radiator, and useful separation ideal for a walk in wardrobe and/or a study area.

BATHROOM 9'9" x 7'4" (2.98 x 2.24)

A spacious and well-appointed family bathroom fitted with a modern suite comprising a freestanding bath, separate shower enclosure, wash hand basin with vanity storage and low-level WC. The room contains a heated towel radiator, contemporary tiling, and a frosted window providing natural light while maintaining privacy.

REAR EXTERIOR

A generously sized, tiered rear garden offering a variety of outdoor spaces ideal for both relaxation and entertaining. The lower level features a paved patio area providing direct access from the property, perfect for outdoor seating. Steps lead up to a further section with additional patio space.

The upper tiers are mainly laid to lawn with established borders, creating a private setting. From the top of the garden, there are far-reaching elevated views across the surrounding area, adding to the appeal of this versatile outdoor space.

FRONT GARDEN/PARKING

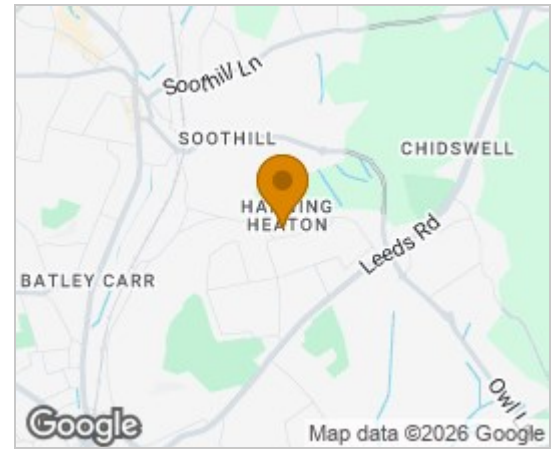
A well-presented front garden with a pleasant outlook, featuring a lawned area bordered by mature shrubs and low stone walling. A set of stone steps leads up to the attractive entrance porch, adding to the property's kerb appeal.

To the front, there is a paved area providing off-street parking, enclosed by low-level walling and railings, offering both practicality and a degree of separation from the road. The elevated position enhances the overall setting, with open views across the surrounding area.

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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Area Map



Floor Plans



Energy Efficiency Graph

