

HUNTERS[®]

HERE TO GET *you* THERE



Tichbourne Street

Batley, WF17 7QW

Guide Price £90,000



GUIDE PRICE £90,000 - £95,000

Nestled away just off Bunkers Lane, is this two-bedroom stone terrace property with open plan lounge/kitchen and two first floor bedrooms and bathroom. The property also has a small buffer yard to the front. The property is situated close to all local amenities, schools and Dewsbury, Batley and Heckmondwike town centres are all nearby. Early viewing is recommended as this property is being sold with no onward chain!



ENTRANCE

Entrance through hardwood door into hallway with fitted radiator and stairs to first floor with useful understairs storage. Door leading to

OPEN PLAN LOUNGE AND KITCHEN 14'7" x 14'4" (4.47m x 4.39m)

With an open setting this room has a focal point point electric fire , with fitted kitchen with a range of wall and base units complementary work surfaces with inset electric hob and fitted electric oven with fitted extractor over. Steel sink with drainer and mixer tap, splashback tiling and wood double glazed windows to the front with fitted radiator. Having a wall mounted boiler.

LANDING

Having feature exposed beams with access to two bedrooms and bathroom and radiator

BEDROOM 1 14'0" x 8'10" (4.28m x 2.70m)

A double bedroom with fitted radiator and wood double glazed window with feature exposed beams to ceiling and useful fitted storage.

BEDROOM 2 14'0" x 5'7" (4.28m x 1.72m)

Fitted with radiator and skylight window.

BATHROOM

Fitted with a three piece suite with panelled bath with tap attached shower, fully tiled walls and WC. Wash hand basin, and radiator rail and wood double glazed window

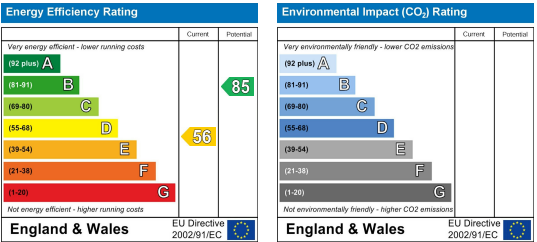
Area Map



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.