

HUNTERS[®]

HERE TO GET *you* THERE



Tichbourne Street

Batley, WF17 7QW

Offers In Excess Of £220,000



Dating back to the 1900s, this attractive stone-built four-bedroom semi-detached family home offers a floor space of approximately 1,173 sqft (109 sqm). The property is situated on a substantial plot on Tichbourne Street, located in a quiet cul-de-sac in the sought-after area of Staincliffe, Batley. The property has been sympathetically restored over the years to form an impressive family home. It features en suite facilities in the master bedroom, a Juliet balcony with far-reaching views, a modern fitted kitchen, a central heating system, and double glazing throughout. The current owners have recently renovated and well-presented the home. The property is within close proximity to local amenities, including shops, schools, and Batley town centre. It also offers easy access to the nearby M1 (J40) and M62 (J27) for travel to Leeds, Manchester, and beyond.



PORCH
Entrance through hardwood door, providing space for shoes and Jackets.

ENTRANCE HALLWAY
Access to lounge and dining kitchen and staircase to the first floor.

LOUNGE 18'2" x 17'1" (5.56m x 5.21m)
Fitted with laminate flooring. Inset electric fire. Beams to ceiling. Inset spotlights. double glazed window to front and fitted radiator.

DINING KITCHEN 17'4" x 9'8" (5.30m x 2.95m)
A large family dining kitchen with a good selection of base and wall units incorporating sink. Gas hob, electric oven and extractor hood. Integrated fridge freezer and dishwasher and fitted wine cooler. Plumbing for automatic washing machine. Tiled splashbacks. Door to integral garage. Double glazed window to front and fitted radiator.

GARAGE
Having a door from the kitchen into this spacious garage with electric garage door, controlled by buttons inside the garage.

LANDING
Access to four bedrooms and family bathroom with built-in storage and exposed stone feature wall with Vertical radiator. The attic space has been boarded out to assist with storage.

BEDROOM 1 20'2" x 10'4" (6.17m x 3.15m)
A lovely spacious bedroom has impressive views from a Juliette balcony with feature exposed stone feature, double glazed window to the side and fitted radiator and large mirrored wardrobes which the owners are leaving with the property, and door leading to:

EN SUITE
Being from fully tiled with walk in shower, vanity wash hand basin, low flush wc. Ceramic tiled floor. Heated towel rail, a wired in mirror with lights and Bluetooth speaker integrated.

BEDROOM 2 11'8" x 10'10" (3.57m x 3.32m)
Another double bedroom with double glazed window and fitted radiator.

BEDROOM 3 14'2" x 6'2" (4.32m x 1.89m)
Another double bedroom with double glazed window and fitted radiator.

BEDROOM 4 11'9" x 5'10" (3.59m x 1.78m)
Fitted velux window and radiator.

BATHROOM
Fully tiled with three piece suite comprising: bath with shower attachment and screen, vanity wash hand basin, low flush wc. Extractor fan. Heated towel rail. The mirror in main bathroom is wired in demister mirror.

OUTSIDE
The front of the property there is a generous, private, enclosed garden with two patio seating areas with lawned gardens. A driveway with ample off road parking for several cars, the property is enclosed by large wooden gates and fencing maintaining a good degree of privacy from the surrounding properties and creating a safe, secure space for a growing family for rest and relaxation.

ADDITIONAL INFORMATION
The house also has hive smart heating and thermostat and also there are two wired in cctv cameras with hard drive system and multiple outside plug sockets with and without timers.

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.

32-34 Market Place, Dewsbury, West Yorkshire, WF13 1DL
Tel: 01924 663222 Email: dewsbury@hunters.com <https://www.hunters.com>

Area Map



Floor Plans



Energy Efficiency Graph

