

HUNTERS[®]

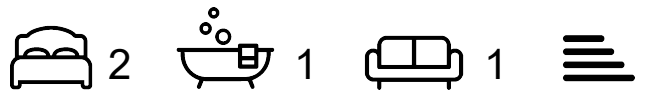
HERE TO GET *you* THERE



High Street

Batley, WF17 6DR

Offers Over £130,000



A two-bedroom semi-detached home boasting stunning, far-reaching views across the Grange Road Valley, generous off-road parking and a tiered rear garden. Situated in a popular residential location, this property enjoys convenient access to local amenities, schools, transport links and the town centre, with the M62 motorway network just a short drive away. The accommodation comprises an entrance hallway, a comfortable lounge, a spacious dining kitchen, two double bedrooms and a shower room.

Externally, the property benefits from a driveway providing off-road parking for several vehicles, a paved front garden and a rear garden featuring an elevated decked seating area, perfectly positioned to enjoy the impressive views across the surrounding valley. Steps lead down to the tiered lower garden, while a useful cellar, accessed externally from the rear, provides excellent additional storage.

Further benefits include uPVC double glazing.



ENTRANCE

Accessed via a uPVC entrance door, the hallway provides access to the lounge, with a staircase rising to the first-floor accommodation

LOUNGE 14'7" x 11'7" (4.45m x 3.54m)

A comfortable reception room offering space for a range of lounge furniture. A single internal door leads through to the dining kitchen, providing a practical connection between the living and dining areas.

DINING KITCHEN 14'9" x 9'0" (4.52m x 2.76m)

A generously proportioned dining kitchen offering space for everyday dining alongside a range of fitted wall and base units, work surfaces and an inset sink.
The kitchen accommodates freestanding cooking appliances and benefits from a useful pantry cupboard and plumbing for a washing machine.
Double patio doors open directly onto the rear outdoor space.

LANDING

The landing provides access to both bedrooms and the shower room.

BEDROOM 1 14'11" x 14'2" (4.57m x 4.34m)

A generously proportioned double bedroom offering ample space for bedroom furniture.

BEDROOM 2 10'5" x 8'6" (3.20m x 2.61)

A further double bedroom offering flexibility for use as a guest bedroom, children's bedroom or home office.

SHOWER ROOM

The shower room benefits from practical, easy-to-maintain PVC wall panelling throughout, providing a clean and low-maintenance finish.

FRONT GARDEN

To the front, the property benefits from a paved garden area and a driveway providing valuable off-road parking for several vehicles.

REAR GARDEN

One of the property's standout features is its elevated rear garden, which enjoys magnificent, far-reaching views across the Grange Road Valley.
A decked patio provides an ideal setting for outdoor seating, entertaining or simply relaxing while taking in the surrounding scenery. Steps lead down to a tiered lower garden, offering further outdoor space

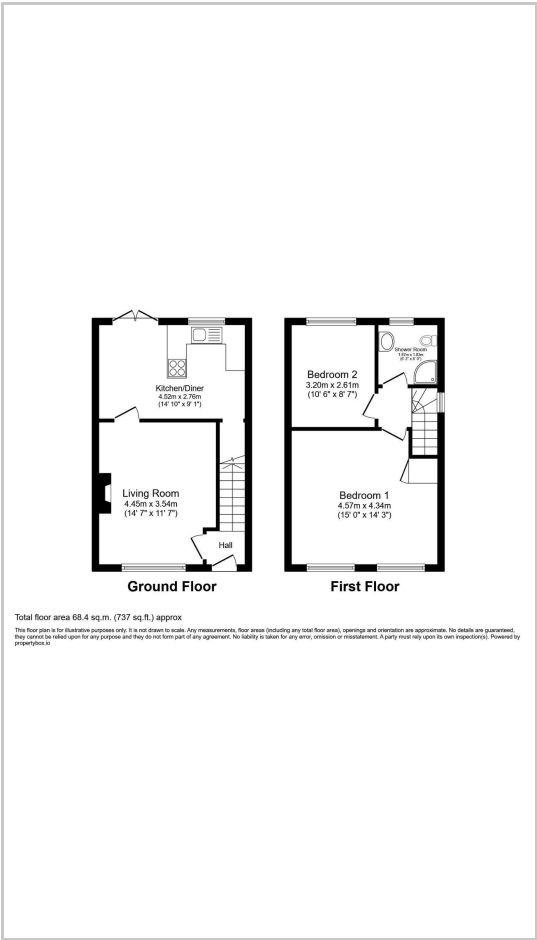
CELLAR

Accessed externally from the rear of the property, the cellar provides excellent additional storage space.

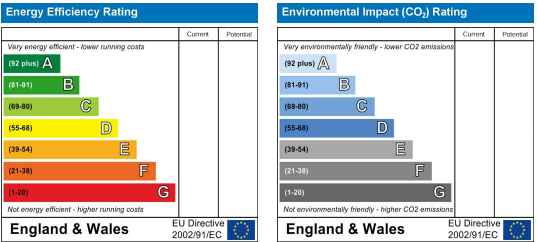
Area Map



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.

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