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Track Road

Batley, WF17 7AB

Offers Over £695,000

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Offered for sale is this former mill owner's property. Reaching back to the 19th century this spacious Victorian detached residence which has retained many original features including many stained-glass windows and ornate cornicing and ceiling roses, and high ceilings. Situated in much sought after area with easy access of Batley and Heckmondwike Grammar School and within easy commuting distance of the motorway network and major surrounding towns and cities. The property briefly comprises; hallway, two reception rooms, with separate dining room and modern kitchen and a downstairs family bathroom suite and unique house conservatory. Having five large bedrooms with the master benefiting from en-suite shower room and further family house bathroom. Gas central heating and alarm system. This property provides parking for around six cars and further three cars in the detached garage. An internal inspection is required to fully understand the quality and size of accommodation on offer.







FRONT PORCH
Ample space for shoes and coats and harwood solid door to hallway

ENTRANCE HALLWAY
Presenting into wide hallway with large ceramic tiled floor and having a corner niche & washbasin into one corner. Rear window still having stain glass features. Banister having decorative original light fittings on top & bottom of banister, downstairs ground floor having two large size reception rooms a family bathroom suite, dining room, kitchen and rather than large conservatory.Under staircase can be found the entrance to the basement, which provides more than adequate storage space.

LOUNGE 14'2" x 17'6" (4.34m x 5.34m)
A large reception room having bay windows facing front of property with central heating radiator. The modern fireplace with marble hearth & living gas fire. Also benefits from having a beautiful ceiling rose and a decorative illuminated corner niche.

SITTING ROOM 13'9" x 17'1" (4.21m x 5.21m)
Sitting room equally spacious with bay windows facing front of property. Again the modern fireplace with modern wall mounted gas fire. An attractive decorative ceiling rose can be found in the center of ceiling. Central heating radiator

DOWNSTAIRS BATHROOM
Featuring a wet room benefitting from ceramic tiled walls and floor with wall mounted mixer shower with rain shower attachement, Wash hand basin with low level WC and heated towel rail. Frosted window to side elevation.

DINING ROOM 14'0" x 13'11" (4.27m x 4.25m)
A spacious dining room with fitted radiator and having covings to ceilings and ceramic tiled floor with access to the house hallway and via double doors into the purpose built large conservatory and door to kitchen

KITCHEN 14'2" x 7'4" (4.32m x 2.26m)
Kitchen benefits from having modern floor and wall units with worktop surfaces with inset gas hob with overhead tv style extractor fan with fitted electric oven. Space for American style fridge freezer and plumbing for wasing machine, double glazed windows to the rear and side elevation.

CONSERVATORY 19'11" x 23'7" (6.09m x 7.21m)
A truly large conservatory benefiting from an air conditioning unit and also benefiting from double central heating radiators. Conservatory has been built using steel portals dug into the foundation, with fully double glazed double doors and windows, and electric openers to open parts of the roof.

REAR PORCH
Access to rear of the property.

LANDING
Leading to five bedrooms & family bathroom and security alarm control panel.

BEDROOM 1 14'2" x 14'5" (4.32m x 4.40m)
Master bedroom benefits from having fully fitted wardrobes to one wall and further fitted wardrobes and dressing area, doubl eglazed window and fitted radiator.

EN SUITE
En – suite bathroom is fully tiled floor and walls with walk in shower and wash hand basin with vanity storage and low level WC and double glazed window.

BEDROOM 2 14'7" x 14'6" (4.46m x 4.44m)
Another double bedroom with fitted wardrobes to one side, having windows to front elevation with central heating radiator

BEDROOM 3 10'0" x 13'11" (3.06m x 4.25m)
Another double bedroom with fitted wardrobes and two double glazed windows and fitted radiator

BEDROOM 4 14'4" x 9'9" (4.39m x 2.99m)
Another double bedroom with fitted wardrobes and double glazed windows and fitted radiator

BEDROOM 5 8'6" x 8'10" (2.60m x 2.71m)
Another double bedroom with fitted wardrobes and double glazed windows and fitted radiator

FAMILY BATHROOM
Family bathroom benefiting from corner bath with wall mounted shower, hand wash basin with low level WC and chrome heated towel rail and being fully tiled bathroom, double glazed window facing side elevation.

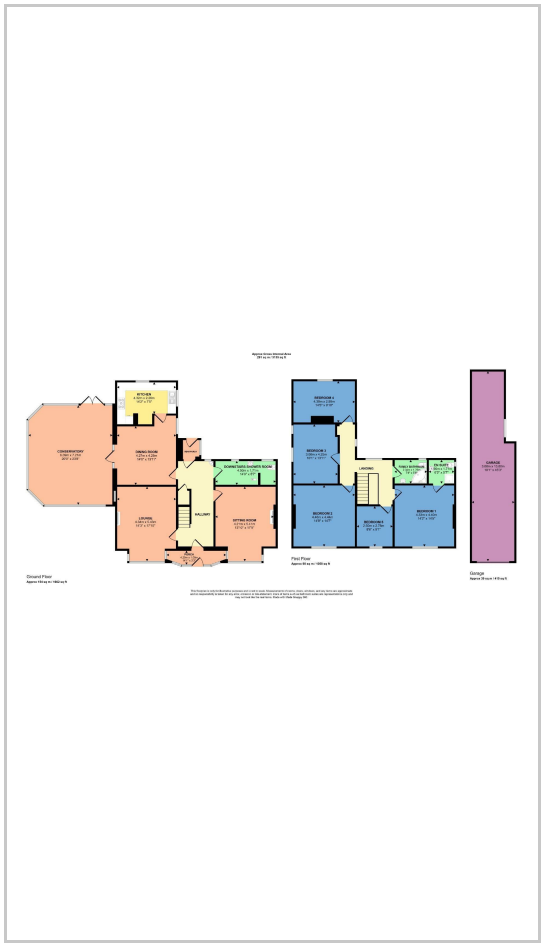
EXTERIOR
Having gated access from Track road with pathway which leads to the front of the property and also takes you round the front and side of the property and to the side gardens. The property has low maintenance gardens to all sides and being paved throughout. The entrance from Thorncliffe road is through wooden gates and leads to the side driveway which would allow parking for up to five/six cars.

GARAGE 10'0" x 45'3" (3.06m x 13.80m)
Secure space for three car parking spaces in the detached garage which has an electric remote roller shutter door, with further power and light facilities.

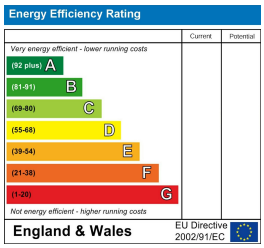
Area Map

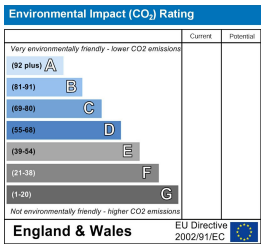


Floor Plans



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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