



Kinnaird Close

Soothill, Batley, WF17 6HL

Offers In The Region Of £230,000



Hunters are delighted to bring to the market this CHAIN FREE three bedroom semi-detached family home in a cul-de-sac location in a popular residential area of Soothill. An excellent opportunity to purchase this ideal family home with an exceptionally large garden to the rear and offers huge potential to any would be buyer. On the ground floor, the spacious full width living room is afforded plenty of natural light and has an open plan staircase leading to the first floor. The dining room is extended to form a large family room and has sliding patio doors opening directly onto the rear patio area, perfect for summer BBQ's when you have friends and family over.

To the first floor there are two double bedrooms and a good sized single. The house bathroom has fully tiled walls three-piece suite comprising: wash basin and bath with shower over and WC. Externally the fully enclosed rear garden is laid mainly to lawn and is complete with a patio area. To the front there is a small garden laid to lawn and the driveway offers parking for at least two/three vehicles leading to a single garage. Soothill is a popular district of Batley, which has a wide range of local shops, restaurants and local amenities. Batley also has its own bus and train station with regular services to Leeds, Manchester and other major cities. Birstall Retail Park and the M62 motorway connecting Leeds and Manchester is approximately 4 miles away.



ENTRANCE

Through sliding double glazed patio doors into open plan lounge and stairs leading to first floor

LOUNGE 17'9" x 10'9" (5.43m x 3.28m)

Double glazed window to front, radiator and tv point. fireplace with living flame, and coving to ceiling with fitted wall lights.

DINING ROOM/FAMILY ROOM 23'3" x 9'11" (7.10m x 3.03m)

An extended family room with two double radiators and double glazed window and patio sliding door to the rear garden.

KITCHEN

Fitted wall and base units with complimentary work surfaces, steel sink bowl with drainer, with four ring gas hob with cooker hood, mixer tap and splash back tiling and double glazed window. Integrated oven grill, plumbing for washing machine and dishwasher, under stairs storage cupboard, with recently fitted boiler and main fuse box. Door to side access

LANDING

Double glazed window to side and access to three bedrooms and bathroom.

BEDROOM 1 11'8" x 10'10" (3.57m x 3.32m)

Fitted wardrobes with double glazed window and radiator

BEDROOM 2 12'1" x 9'9" (3.70m x 2.98m)

Double glazed window and radiator

BEDROOM 3 8'9" x 7'7" (2.69m x 2.32m)

Double glazed window and radiator

BATHROOM

Three piece bathroom comprising of panelled bath with fitted shower screen with mixer taps and wall mounted shower over, vanity wash hand basin with mixer tap and storage section, low level WC, tiled walls and radiator, frosted double glazed window

GARAGE

Driveway to the side for off road parking leading to the detached single garage with up and over door.

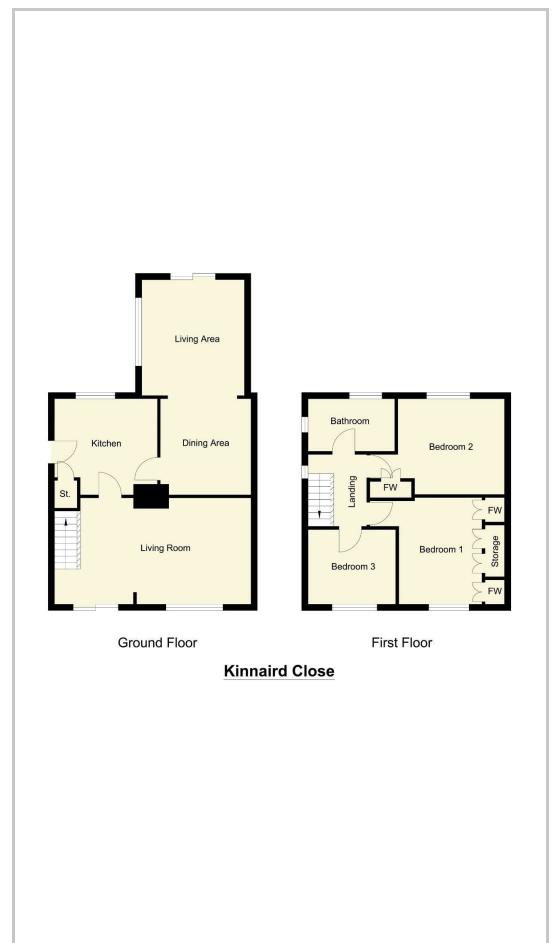
GARDENS

The property has a low maintenance front garden with seasonal plants, the outstanding rear garden is generously proportioned and larger than your average garden with paved sitting area, ideal for summer entertaining and enjoying family BBQ's.

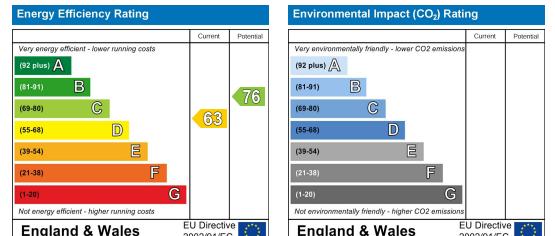
Area Map



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.