

# HUNTERS®

HERE TO GET *you* THERE



## Willow Terrace

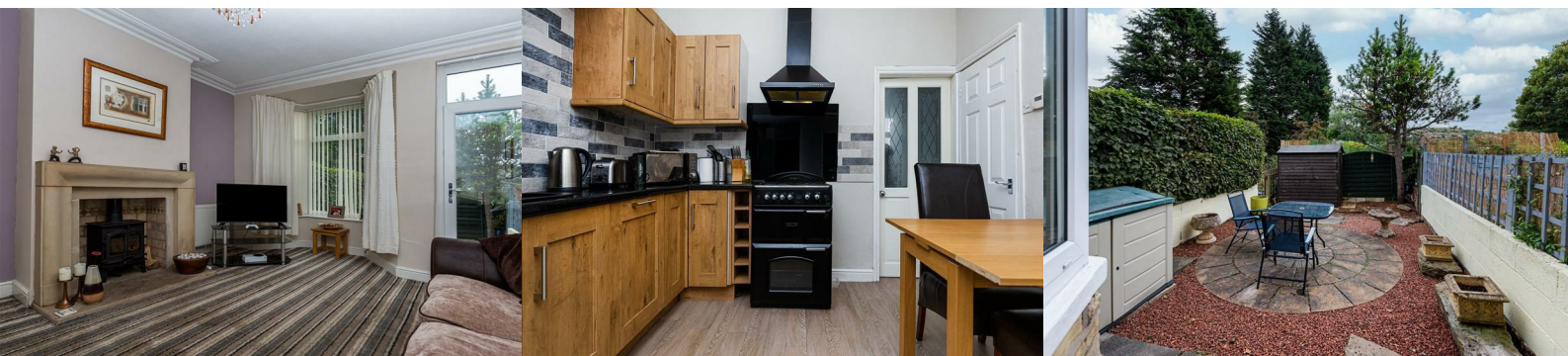
Soothill, Batley, WF17 6LQ

Guide Price £115,000



GUIDE PRICE £115,000 - £125,000

Hunters are delighted to bring to the market this wonderful home for a first time buyer offering excellent living space and provides a fantastic opportunity for a growing family or couple looking to downsize. The property is within walking distance to nearby local shops and amenities and offering excellent access to nearby town of Morley by road and rail and having ease of access to nearby White Rose Shopping complex and M1 (J40)/M62 (J28) motorway network. Early viewing is highly recommended to avoid disappointment.



Front Porch  
Double glazed door leading into property.

Hallway/Utility  
Double glazed door to the side, plumbing for washing machine, boiler and double glazed and alarm panel. Complementary work surfaces.

Downstairs Bathroom  
Three piece corner suite comprising wash hand basin, low level wc and corner bath with mixer tap. Double glazed window to rear, extractor fan, towel radiator and complementary wood effect rhino flooring.

Kitchen 9'8" x 7'4" (2.95m x 2.26m)  
Modern Fitted wall and base units comprising single bowl sink and drainer, and contrasting work surfaces and contemporary brick effect splashback tiling. Gas cooker point with steel extractor hood, built-in dishwasher and radiator and wood effect rhino flooring and door to cellar.

Cellar  
Radiator and ideal for storage.

Lounge 12'9" x 12'7" (3.91m x 3.86m)  
Double glazed bay window, two radiators and coving to ceiling. Open stone fireplace with multi-fuel fire. Newly fitted double glazed door to rear garden

Landing  
Stairs to first floor

Bedroom 1 12'7" x 9'3" (3.84m x 2.84m)  
Double glazed window and radiator.

Bedroom 2 10'2" x 9'6" (3.12m x 2.92m )  
Two double glazed windows and radiator.

Landing  
Access to third bedroom

Bedroom 3 12'2" x 17'10" (3.71m x 5.44m)  
Sky light style double glazed windows to front and rear and further dormer double glazed window to rear. Two radiators and built-in cupboard. Under eaves storage.

Outside  
Low maintenance south facing garden to the front. To the rear is a yard with additional land adjacent to the property which is used for off street parking.

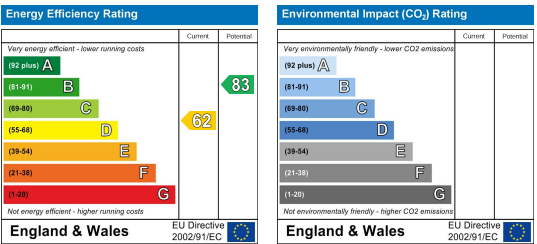
Area Map



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.