



## Common Road, Staincliffe

Batley, WF17 7RF

Guide Price £150,000



GUIDE PRICE £150,000 - £160,000

Ideal for the first time buyer is this two bedroom stone end terraced property. Comprising: entrance lobby, lounge, modern dining kitchen with lower level basement with two storage rooms, two first floor bedrooms and house bathroom. Situated in Staincliffe, Batley, West Yorkshire, the property is great for first time buyers or small growing family looking to move into their first home and require a large and enclosed rear garden as a minimum requirement.



## ENTRANCE

Through double glazed front door with stairs leading to the first floor and radiator.

## LOUNGE 14'9" x 14'0" (4.50m x 4.28m)

Double glazed window to the front with radiator, ceiling coving with brick styled fireplace with wall mounted gas fire, doors leading to dinning kitchen and lower level basement.

## DINING KITCHEN 12'3" x 7'1" (3.74m x 2.16m)

A modern fitted bespoke kitchen with matching wall and base gloss units comprising of a 1 & 1/2 bowl sink and drainer with complementary worktops and splash back tiling. fitted electric oven and induction hob cooker-hood above. Two windows overlooking the rear garden.

## LOWER LEVEL BASEMENT

Stairs to lower level

## LANDING

Access to two bedrooms and family bathroom

## BEDROOM 1 10'1" x 8'10" (3.08m x 2.70m)

Large double bedroom with fitted radiator and double glazed window

## BEDROOM 2 6'7" x 8'1" (2.02m x 2.47m)

Having a fitted radiator and double glazed window

## HOUSE BATHROOM

Three piece suite comprising of a low level wc, wash hand basin and bath with tap attached shower over with fitted shower screen. Part tiled walls. (No window)

## UTILITY ROOM 10'8" x 6'2" (3.27m x 1.90m)

Ideal place for storage and housing the main house boiler (Fitted 5 years ago)

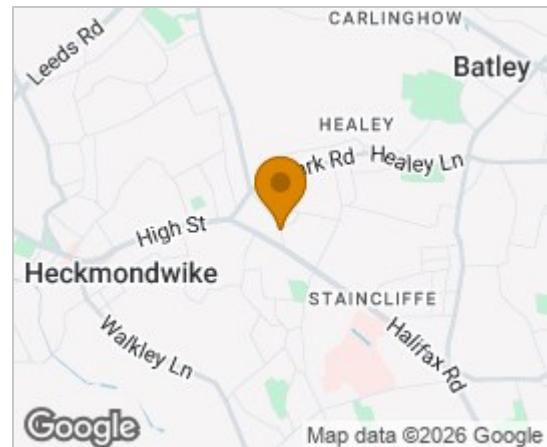
## STORAGE ROOM 13'10" x 9'2" (4.24m x 2.80m)

Large utility room with base unit with fitted sink and drainer and space for the washing machine and dryer, with further storage space for fridge freezer and further household appliances. Hardwood door to rear garden

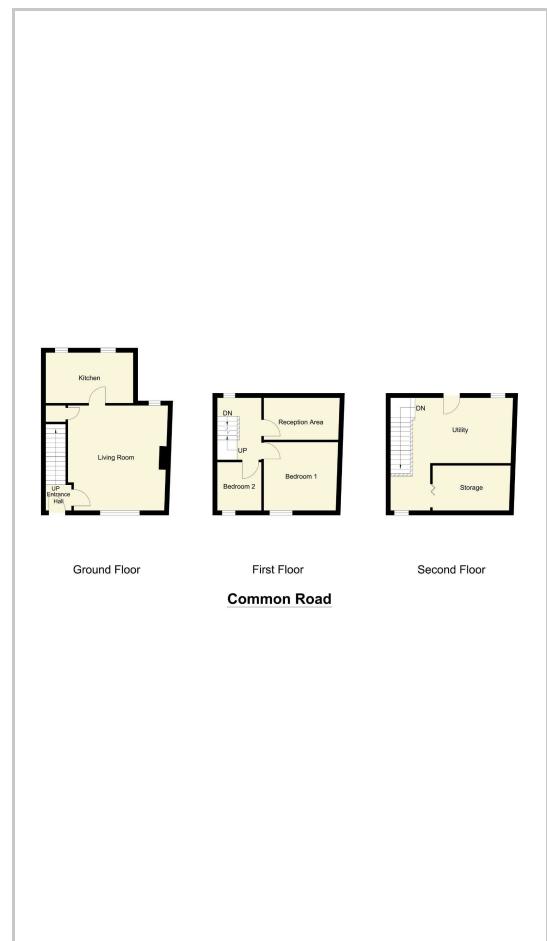
## GARDEN

Gated small front yard with elevated steps to the front, enclosed rear patio area below the extension which is useful seating area when entertaining family and friends and further purpose built decked patio seating area to enjoy south facing enclosed garden. On street parking to the front

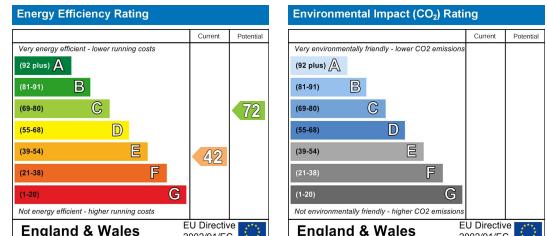
## Area Map



## 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.