

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



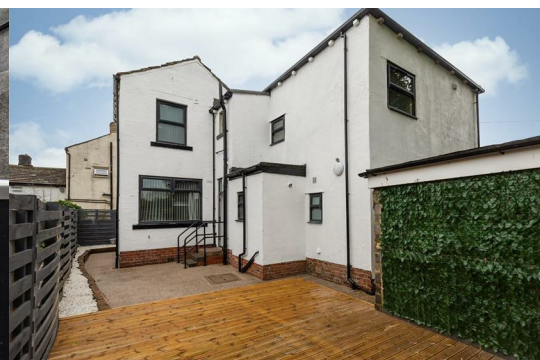
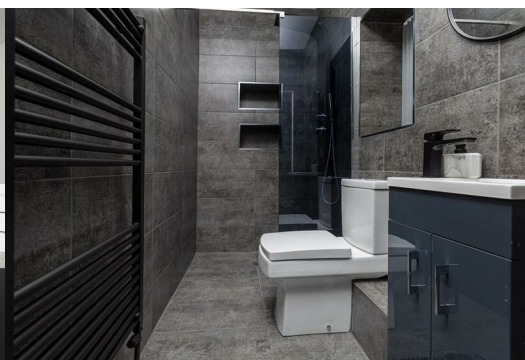
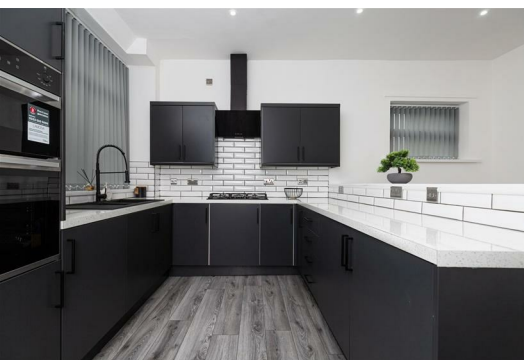
## Orchard Croft

Staincliffe, Batley, WF17 7BD

Offers Over £330,000



Discretely tucked away from the popular Halifax Road is this simply stunning detached property. A family home which has been fully renovated to a very high standard with quality fixture and fittings to include, a stunning range of bathroom wet rooms and kitchen with fitted appliances, new carpets and flooring throughout. The property offers a large hallway and has two large reception rooms and a further open plan dining kitchen with a brand new kitchen and a further utility room and a contemporary downstairs wet room. The first floor has five bedrooms and the master comes complete with en suite and a family bathroom finished to a very high standard. A large garden to the front and purpose built decked seating area to the rear to enjoy the summer months and ideal for outdoor entertaining. With ample parking to the front for 4 cars and a detached stone garage with remote key operated roller shutter door. The property is situated at the foot of Orchard Croft, a small cul-de-sac in a mixed-use area of Staincliffe within Batley. Orchard Croft is accessed from Halifax Road (A638), a main arterial route linking Batley to the J26 of the M62 motorway which lies approximately 5 miles to the north west of the property. Leeds lies approximately 10 miles to the north east and Bradford lies approximately 10 miles to the north west. Within the immediate vicinity there are sports playing fields to the west, predominately semi-detached residential dwellings to the rear and a mixture of residential dwellings and retail uses to the south. Both nearby supermarket and District Hospital are situated in close walking proximity.



## Porch

Entrance through newly fitted front porch, double glazed front door into hallway

## Hallway

The hallway has access to all ground floor rooms, fitted with quick step laminate flooring, leading to large staircase leading to the first floor.

## Lounge 15'10" x 15'9" (4.85m x 4.82)

Spacious family room with feature fireplace fitted with coal effect gas fire and living flame, double glazed windows, radiators and LED ceiling spot lights.

## Reception Room 11'6" x 12'10" (3.53m x 3.92)

Good sized family room with newly fitted carpets, blinds, radiator and double glazed window.

## Open plan Dining Kitchen 16'5"x 12'9" (5.02mx 3.90m)

The modern dark matt grey finish kitchen is fitted with an attractive range of floor and wall units. With contrasting work top surfaces, brick effect tiling and has fitted five ring gas hob with fitted contemporary glass extractor fan, fitted oven and grill. Double glazed windows and radiators. Fitted laminate flooring and ceiling LED spot lights. Ample space for a large dining table and extra seating.

## Utility Room

Wall units with plumbing for washing machine, dishwasher and fitted house boiler. And a central heating radiator and double glazed door to rear.

## Downstairs Wet Room

This spacious wet room is fully fitted with overhead power rain shower and fitted mixer taps. Tinted part shower screen and low level WC a vanity hand wash basin with mixer tap and a fitted storage section. Also a modern large towel heated radiator and double glazed window with fitted blinds.

## Basement

Door to lower level basement

## Landing

Fitted with newly fitted carpets and access to all five bedrooms, family bathroom and separate WC.

## Master Bedroom 12'9" x 12'1" (3.91m x 3.69m)

Newly fitted carpets and fitted blinds, double glazed window, radiator and LED ceiling spot lights.

## En Suite

Fitted with a walk in corner shower cubicle and sliding glass door, wall mounted power shower. Vanity wash hand basin with mixer tap and storage below. Also a fitted mirror with lighting. WC radiator and marble effect tiled walls and floor.

## Bedroom 2 10'9" x 12'10" (3.29m x 3.93m )

Newly fitted carpets and fitted blinds to a double glazed window, radiator and LED ceiling spot lights.

## Bedroom 3 15'11"x 9'2" (4.86mx 2.80m)

Newly fitted carpets with fitted blinds to a double glazed window, radiator and LED ceiling spot lights.

## Bedroom 4 12'7" x 10'3" (3.86m x 3.14m)

Newly fitted carpets with fitted blinds to a double glazed window, radiator and LED ceiling spot lights.

## Bedroom 5 12'9" x 6'5" (3.91m x 1.98m)

Newly fitted carpets with fitted blinds to a double glazed window, radiator and LED ceiling spot lights.

## Bathroom

Brand new installed bathroom suite with fitted jacuzzi bath including a fitted overhead rain shower with mixer tap and shower attachment. Large contemporary vanity wash hand basin with mixer tap and storage below. WC, large heated towel radiator. LED Spotlights to ceiling, benefitting from large fully tiled porcelain walls and floor and a double glazed window.

## Separate WC

Fitted with low level WC and modern sink attachment and mixer tap. Porcelain tiled floor, double glazed window with fitted blinds.

## Gardens

A good sized garden which is mainly laid lawn to the front with fitted fencing providing ample privacy. The rear has a raised decked area perfect for relaxation and entertaining. Also with fitted outside lighting and with Side access gates to front.

## Garage 21'6" x 11'2" (6.57m x 3.41m)

The front driveway allows parking for up to 4 cars and leads to a large detached stone garage with fitted key operated roller shutter doors. The garage also has power and electric points.

## \*\*IMPORTANT NOTE\*\*

You will have a private right of way over 'Orchard Croft' subject to a 2/7 contribution to upkeep. 'Orchard Croft' is 'Unadopted'.

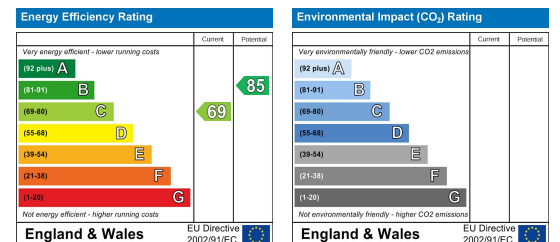
## Area Map



## 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.

32-34 Market Place, Dewsbury, West Yorkshire, WF13 1DL

Tel: 01924 663222 Email: dewsbury@hunters.com <https://www.hunters.com>