

HUNTERS®

HERE TO GET *you* THERE



Fountains Avenue

Healey, Batley, WF17 7ES

Guide Price £100,000



GUIDE PRICE £100,000 - £110,000

Hunters are pleased to bring to the market this two bedroom semi detached house which is in need of modernisation, the property benefits from gas central heating (where stated), double glazing, lounge and dining room, kitchen, two double bedrooms and family bathroom. To the outside, there are paved front yard and rear garden. It is located within approximately one mile of Dewsbury & District Hospital and is conveniently located for easy access to Batley, Dewsbury and Heckmondwike. In our opinion, this property would make an ideal family home and viewing is recommended.



Hallway

Entrance through front door, useful under stairs storage and stairs to first floor and radiator

Lounge and Open Plan Dining Room 19'3" x 10'9" (5.87m x 3.29m)

Wall mounted gas fire and two double glazed windows and radiator

Kitchen 8'9" x 7'7" (2.69m x 2.32)

Fitted with a good selection of wall and base units with roller edge worktops with space for gas cooker and washing machine and further storage area, double glazed window and radiator

Landing

Access to two double bedrooms and house bathroom and loft access, with wall mounted gas heater and double glazed window,

Bedroom 1 13'10" x 9'0" (4.23m x 2.75m)

Double glazed window and radiator and fitted storage area.

Bedroom 2 10'10" x 10'0" (3.31m x 3.06m)

A double bedroom with double glazed window and fitted wardrobes and radiator.

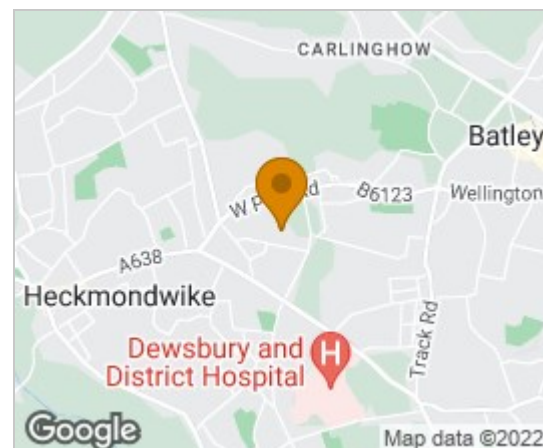
Bathroom

Fitted with a three piece suite consisting of panel bath and wash hand basin and low level WC and double glazed window (no radiator)

Garden

The property has a block paved front garden with garden area to the rear with a useful outhouse for storage to the side, with on street parking

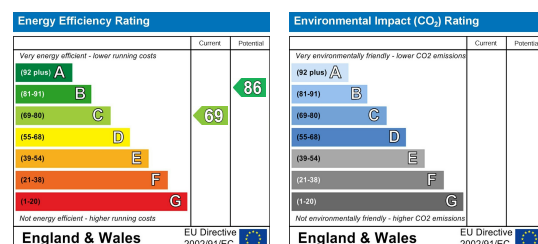
Area Map



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.

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