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## Commonside

Batley, WF17 6LA

Guide Price £250,000

GUIDE PRICE £250,000 - £260,000

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Quite simply one of the most stunning and contemporary detached family homes you will see on the market in 2025. This family home boasts an impressive open plan fitted kitchen with centre island and spacious family room. This would be an ideal home for those buyers wanting a modern home with high specification fixture and fittings, in a ready to move in condition with minimum of fuss or expense. The property comprises briefly to the ground floor: spacious lounge, impressive open plan dining kitchen and further utility room. To the first floor, a spacious landing provides access to three double bedrooms and a fitted four-piece bathroom suite. Externally to the front of the property, there is south-west facing paved patio area and lawned garden with shrub border. A driveway to the side provides ample off-road parking and access to a single detached garage with electric car charging point.



ENTRANCE

Through composite double glazed door with large polished porcelain floor Tiled floor and stairs to first floor and door to

DINING KITCHEN 27'11" x 18'11" (8.52m x 5.78m )

A superb and spacious dining kitchen installed to make full use of this large dining kitchen in the best practical way for a growing family. The focal point of this kitchen is the center island with fitted storage underneath. The kitchen has a ample range of wall,pan drawers and floor mounted storage units, with contrasting worktop surfaces with inset fitted sink with modern mixer taps, integrated fitted dishwasher and fridge freezer. There is also a space for a large double oven/cooker and fitted overhead extractor fan. The kitchen has large polished porcelain Floor Tiling throughout and has

has plenty of natural light from the fitted large double glazed windows and has useful understairs storage. Further door leading to

UTILITY ROOM 5'9" x 8'3" (1.77m x 2.53m)

Fitted with a range of wall and base units with concealed washing machine and dryer and fitted microwave, with contrasting worktops with inset sink with mixer taps,large polished porcelain floor tiled, having two double glazed windows and fitted composite double glazed door to front entrance.

LOUNGE

A lovely and spacious family room with two double glazed windows allowing plenty of natural light into the room with fitted blinds and fitted radiator.

LANDING

Providing access to the three house double bedrooms and family bathroom and having loft opening and fitted radiator and double glazed window to the side.

BEDROOM 1 14'11" x 13'6" (4.57m x 4.14m)

The master bedroom benefits from having a feature panelled wall with fitted bedside lights for a super kingsize bed and two double glazed windows with far reaching views and allowing ample natural light into the room and having a fitted radiator.

BEDROOM 2 14'9" x 10'4" (4.50m x 3.17m)

Another spacious room with a double bedroom with fitted floor to wall fitted wardrobes and further fitted storage concealing the new house boiler ( Fitted in 2024 and under warranty of 10 years). Currently used as an office with fitted office desk and work station with fitted radiator and double glazed window with great views over Batley.

BEDROOM 3 10'11" x 9'10" (3.34m x 3.00m)

Rarely do you get a third bedroom that would accommodate another double bedroom with fitted radiator and double glazed window.

BATHROOM

A large fitted bathroom with modern white three piece suite with walk in corner whirlpool bath with wash hand basin and low level WC and heated towel walk in shower cubicle with fitted mixer shower, the bathroom has tiled floor and walls with frosted double glazed window.

GARDEN

Externally to the front of the property, there is south-west facing paved patio area and decked seating area for rest and relaxation to enjoy al fresco dining and taking in the views over Batley and is further enhanced with a lawned grass area to the front with shrubs. The property also benefits from modern fencing which providing ample privacy from surrounding propertyies with gated access to the side.

OUTSIDE

The property also has a gravelled area for parking to the side with an electric car charging point.

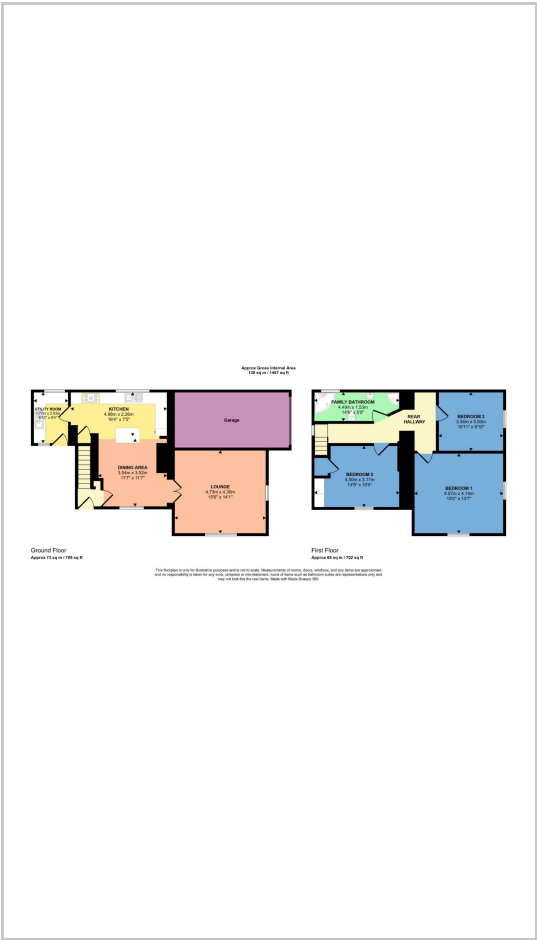
GARAGE

Having an integral garage to the side with an up and over door.

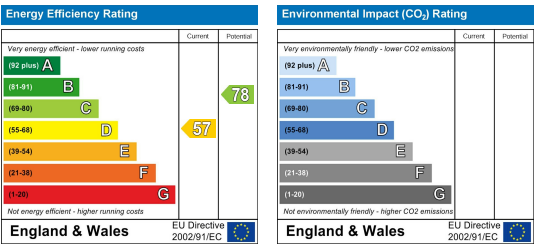
Area Map



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.