



## Mill Lane

Batley, WF17 6DZ

Guide Price £160,000



Guide Price £160,000- £170,000

Offered for sale is this highly stunning three bedroom extended split level detached property which has been renovated in 2024 to include a new high gloss fitted kitchen and new bathroom suite and new carpets and flooring throughout. The property has three further bedrooms including a master bedroom having patio doors leading out onto a raised balcony that takes in the breath-taking views over the grange road valley and a good sized private garden to the rear. Situated close to Batley town centre, train and bus stations with connections to larger cities, local schooling and amenities as well as Junction 27 leisure and retail parks and motorway connections to the larger towns and cities including Leeds, Wakefield and Manchester, being a short drive away. This property is sure to attract interest and an early viewing is recommended.



## ENTRANCE

Through double glazed front door into

### KITCHEN 12'2" x 9'7" (3.71m x 2.93m)

Fitted with a good selection of newly installed high gloss range of base and eye level handle less units with complimentary worktop space over, stainless steel sink unit, plumbing for automatic washing fitted electric cooker with four electric electric hob, two double glazed windows, radiator, and further storage section.

### LOUNGE 17'8" x 10'8" (5.41m x 3.26m)

A lovely family room with fitted laminate flooring with open fireplace with stone hearth, radiator and double glazed window to the front.

## LANDING

Steps leading to lower level bathroom and three bedrooms, with loft opening and fitted wall light with new fitted carpets.

### BEDROOM 1 10'8" x 8'5" (3.27m x 2.59m)

Being recently decorated and fitted with new carpets and coving to ceiling and fitted radiator and sliding patio double glazed door leading to rear balcony.

### BEDROOM 2 9'2" x 8'7" (2.81m x 2.64m)

Being recently decorated and fitted with new carpets and coving to ceiling and fitted radiator.

### BEDROOM 3 12'1" x 6'2" (3.69m x 1.89m)

Being recently decorated and fitted with new carpets and coving to ceiling and fitted radiator.

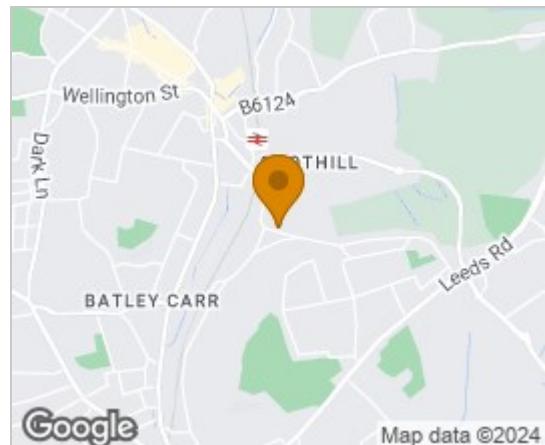
## BATHROOM

The family bathroom was installed in 2024, fitted bathroom with fitted shower screen, overhead electric shower, as well as a low-level WC and wash hand basin, with fitted vanity storage unit, frosted double-glazed window and a chrome heated towel rail with fully ceramic tiled walls and floor.

## GARDENS

To the front and rear there are established gardens with various plants, trees and shrubs as well as exterior lighting. The property has on road parking to the front.

## Area Map

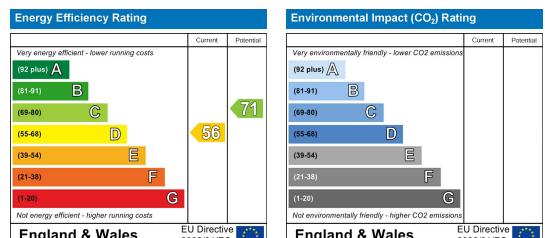


## Floor Plans



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any errors, omissions or misstatements. Lines of rooms such as bathroom walls are representations only and may not look like the real items. Made with Move Smart 3D.

## 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.