



Hollybank Avenue

Batley, WF17 0AQ

Guide Price £475,000



GUIDE PRICE £475,000 - £500,000

Hunters are delighted to bring to the market this stunning modern style detached residence situated on a generous corner plot in this most sought-after residential location. The entire property has been fully restored with luxury bathrooms and kitchen and high-end fixture and fittings throughout for any family looking to move into a home with the minimal of expense. Situated on a private cul-de-sac with one of the largest plots, with open aspect views over nearby open fields to rear. The accommodation briefly comprises entrance hall, lounge, dining room, dining kitchen, utility room, three double bedrooms with en suite shower room and stunning family bathroom with large gardens to three sides with large driveway providing parking for several cars leading to an integral house garage. Situated in the sort after area of Upper Batley, close to local amenities and schools and ease of access to surrounding towns of Birstall and Morley and excellent links to M1/M62 motorway networks for travel to Leeds and Manchester.



Entrance Hall

Impressive from first entrance with entrance door with double glazed side panels, large ceramic tiled effect flooring, under stairs storage cupboard, double radiator, staircase with chrome handrail with fitted glass

Lounge 14'0" x 19'9" (4.26 x 6.02)

A fantastic family room which has plenty of natural light from no less than three double glazed windows all complete with fitted blinds, complete with bespoke designed inset gas fireplace which provides a unique focal point in this family room, and further sliding patio doors leading to the rear decked seating area.

SITTING ROOM 10'0" x 13'10" (3.05 x 4.22)

A further reception room with focal point fire surround with electric effect fireplace, large, double-glazed window with fitted blinds and radiator.

KITCHEN DINING ROOM 10'3" x 14'0" (3.12 x 4.27)

Contemporary family kitchen with a range of fitted gloss wall and floor units with drawer and base units with matching worksurfaces incorporating belfast sink with mixer taps, fitted gas hob ring with fitted integral oven with matching steel extractor with glass canopy, completed with large ceramic tiled floor and radiator and large double-glazed window with fitted blinds, providing access to

Utility Room 4'9" x 8'0" (1.45 x 2.45)

An ideal storage area for the large household appliances used daily, with ceramic tiled flooring and radiator and door leading side access and into integral garage

Landing

The galleried landing is complete with full chrome banister including posts with fitted glass panels and provides a grand first floor landing with access to all three double bedrooms and family bathroom and has access to the front balcony through a secure external door, leading to a balcony area which is ideal for relaxation and quiet contemplation, the landing has further allocated seating area and also fitted inset spotlights and access to the loft.

MASTER BEDROOM 10'5" x 19'9" (3.17 x 6.02)

This room has been converted to form the entire length of the property and individually designed bedroom to accommodate the current owner's lifestyle, to include a large walk-in wardrobe space and dressing area whilst also providing ample room for further seating areas for rest and relaxation. The room has plenty of natural light from the three double glazed windows with fitted blinds and two double radiators. It is important to note that this bedroom could quite easily be transformed into two double bedrooms with separate access from the landing area.

Bedroom 2 9'7" x 14'0" (2.91 x 4.26)

A large double bedroom with a large double-glazed window with fitted blinds and radiator.

En-Suite 0'0" x 0'0" (0 x 0)

Having a modern walk in shower with glass screen with fitted mixer shower over, ceramic tiled floor and walls with fitted chrome heated towel rail, fitted vanity wash hand basin with storage unit with mixer tap, low level wc, and double glazed windows with fitted blinds.

BEDROOM 3 9'10" x 13'11" (2.99 x 4.25)

A double bedroom with fitted slider wardrobes and double-glazed window with fitted blinds and radiator

BATHROOM

A contemporary bathroom you would expect with the rest of the house with a large double walk-in shower with dark tinted glass with fitted overhead mixer shower, the bathroom benefits from two vanity hand wash basins with fitted storage compartments. The bathroom comes complete with modern ceramic tiling to the floor and walls, contemporary designer fitted chrome radiator, double glazed windows with fitted blinds.

Outdoor Space

The property enjoys an excellent position at the corner of the cul-de-sac with tarmac drive to front providing ample parking for several vehicles which leads to the integral garage that has remote control panelled door, power and light. The superb gardens to the property have been landscaped for a private garden with ample privacy and for rest and relaxation and enjoying summer entertaining, whilst providing ample room for young children to enjoy a serene and open views to the farmland and overlooking the school playing fields and views over the Pennines. The side of the property offers superb potential for further development, we understand planning has already been submitted by the current owners to the local authority form a sizeable-detached family residence.

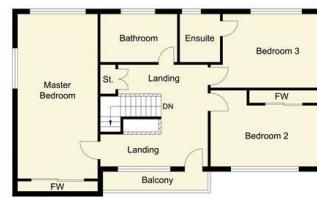
Garage 10'4" x 16'8" (3.15 x 5.09)

A fantastic space which can be easily utilised for an ideal office for those working from home or fitness room, being fully ceramic tiled flooring.

Area Map



Floor Plans

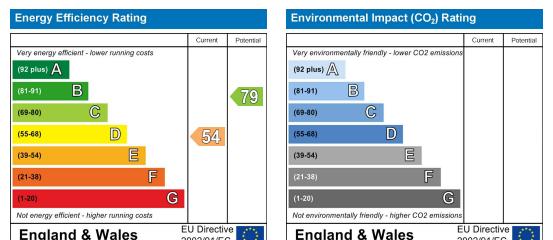


First Floor



Hollybank Avenue

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.