



## White Lee Road

Batley, WF17 8AH

£950



Hunters are pleased to welcome to the market this three-bedroom semi-detached bungalow which is available **\*\*to let\*\*** in Batley, offering practical accommodation in good condition. Located in a sought-after residential area, it benefits from nearby walking and cycling routes, ideal for families and those who enjoy the outdoors. The property features a bright kitchen with natural light and built-in pantries, plus a separate reception room with a gas fireplace. Sleeping accommodation comprises a master double bedroom with built-in wardrobes, a further double bedroom and a single bedroom. There is one bathroom. Outside, the bungalow includes a garden, single garage and driveway, providing convenient off-street parking and storage.

Local amenities are within easy reach, with Batley town centre offering supermarkets, shops and cafés. The area is well served by nearby schools, making this an appealing option for families. Public transport links are accessible via Batley railway station, which provides direct services to Leeds in around 15–20 minutes and to Huddersfield in approximately 25–30 minutes, as well as connections to Manchester. Regular bus services operate locally, supporting straightforward daily commuting. The property has an EPC rating of D and falls within Council Tax Band C. Deposit £950.00



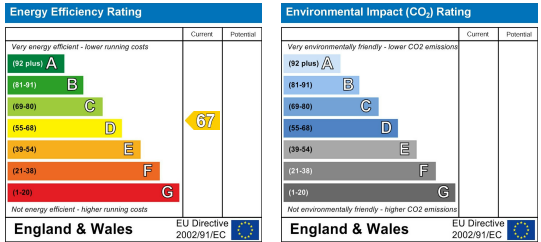
### Area Map



### 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.