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Grange Road

Batley, WF17 6LW

Guide Price £100,000

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GUIDE PRICE - £100,000 - £110,000

Hunters Dewsbury are pleased to present to the market this well-maintained two-bedroom front terraced property, ideally located on Grange Road, Batley. Perfectly suited to first-time buyers and investors alike. This home is offered with no onward chain. The property briefly comprises of the yard outside the main door of the property, an open plan lounge and kitchen area with access to the cellar. To the first floor are two well-proportioned bedrooms along with a modern family bathroom. Additional benefits include a useful loft space, double glazing throughout, and gas central heating. Situated in a convenient location close to local amenities, schools, and transport links, this property offers excellent access to Batley town centre and surrounding areas. An excellent opportunity for those looking to step onto the property ladder or expand their investment portfolio. Early viewing is highly recommended.

LOUNGE AND KITCHENETTE 15'2" x 15'5" (4.63 x 4.71)
The living room area contains plenty of space for a fireplace and other sitting room items such as sofas and TVs. this room also contains a kitchen area contains space for a cooker, washing machine, a sink unit and plenty of counter space and under counter space for other kitchen appliances. the property also benefits from windows to the side of the kitchen area and a window to the side of the living room area to allow natural light inside the rooms. there is also access to the full dry cellar located in the property

BEDROOM ONE 9'9" x 10'9" (2.98 x 3.28)
Comes with a gas radiator on the side and offers plenty of space for a bed and storage units. a small window allows natural light into the room and has shelves on the wall convenient for books, tablets and other bedroom items.

BEDROOM TWO 7'10" x 9'5" (2.40 x 2.88)
Also located on the second floor, the room comes with a radiator and small window and some storage shelves as you enter the room to the right of the door. the house boiler is also conveniently located in this room

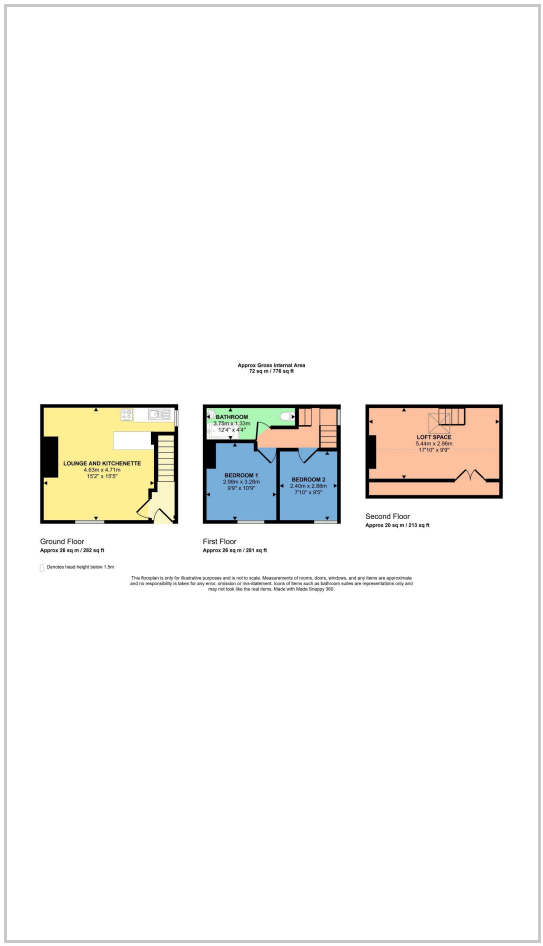
BATHROOM 12'3" x 4'4" (3.75 x 1.33)
This modern looking bathroom contains a bathtub with shower unit to accommodate all preferences. also comes with a sink unit and storage cupboards underneath for bathroom items

LOFT SPACE 17'10" x 9'8" (5.44 x 2.96)
The large space contains a dormer window, a cupboard for smaller storage items and is fully carpeted. useful space for general storage items.

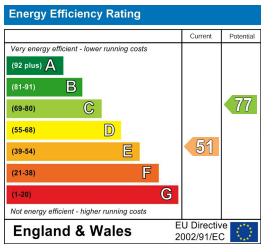
EXTERIOR
Externally, there is a small yard at the front of the property outside the main door.

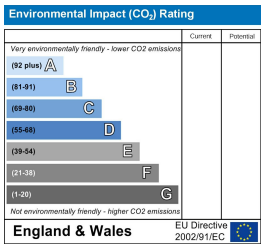
Area Map

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.

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