



32 Blenheim Hill, Batley, WF17 0BB

Nestled in a secluded position in the sought-after area of Upper Batley, this charming Victorian terraced home is a true hidden gem, brimming with character and enjoying breathtaking far-reaching views.

Step inside to discover a warm and inviting lounge, where a beautiful log-burning stove creates the perfect setting for cosy evenings throughout the colder months. The well-appointed fitted kitchen offers both style and practicality, complete with a traditional range cooker that will appeal to keen home cooks and those who love to entertain.

To the first floor, the property boasts two generously proportioned bedrooms, both benefiting from the stunning elevated views that make this home so special. A contemporary family bathroom has been tastefully finished to a high standard, providing a stylish and relaxing space.

Outside, the property continues to impress with off-road parking to the front and a delightful rear garden, ideal for enjoying the peaceful surroundings and picturesque scenery.

Offering a wonderful blend of period charm, modern comforts, and an enviable location, this exceptional home truly has it all. Properties of this character and quality rarely remain on the market for long, so early viewing is highly recommended to fully appreciate everything it has to offer.

- Charming Victorian Terraced Home Full of Character
- Stunning Far-Reaching Countryside Views
- Spacious Lounge with Feature Log-Burning Stove
- Well-Appointed Fitted Kitchen with Traditional Range Cooker
- Two Generously Sized Double Bedrooms
- Off-Road Parking to the Front
- Delightful Rear Garden Ideal for Relaxing or Entertaining
- Ideal First-Time Purchase or Downsizer's Home

£200,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	