

bramleys



Plot 3
White Lee Road
Batley
WF17



Price: £160,000

Professionalism with Independence



14 St Georges Square, Huddersfield HD1 1JF
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Constructed by local award winning developer, Essential Homes this 3 bedroom mid townhouse is constructed to an exacting specification with high quality fixtures and fittings throughout. Having a bespoke fitted kitchen with a wealth of integrated appliances and four ring gas hob, oven and grill, overhead extractor fan and light, fridge freezer and dishwasher. With a most spacious living room, 3 good sized bedrooms and modern fitted bathroom. The property has enclosed gardens to the rear and the property benefits from 2 parking spaces.

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property through an external door into:-

Entrance Hall

Having Amtico style flooring, central heating radiator and an access door to the cloakroom/WC.

Cloakroom/WC

Furnished with a 2 piece suite comprising low flush WC, hand wash basin, central heating radiator and a uPVC double glazed window.

Lounge

4.45m x 4.12m (14'7" x 13'6")

Having Amtico style flooring, uPVC double glazed windows and uPVC double glazed French doors giving access to the rear gardens. There is a central heating radiator and there is open plan access into the kitchen.



Kitchen

4.29m x 2.13m (14'1" x 7'0")



Kitchen Area

Having a range of matching modern gloss fronted wall and base units with laminated working surfaces and a wealth of integrated appliances including dishwasher, washing machine, fridge, freezer, 4 ring gas hob with oven and extractor. There is an inset stainless steel sink with side drainer and mixer taps, uPVC double glazed window, sunken LED lighting and a central heating radiator.



FIRST FLOOR:

Landing

Having a loft access point and built-in linen cupboard.

Master Bedroom

3.96m x 2.41m (13'0" x 7'11")

Situated to the front of the property, having a central heating radiator and uPVC double glazed window.



Bedroom 2

4.45m x 2.49m (14'7" x 8'2")

Having 2 good sized uPVC double glazed windows to the rear and central heating radiator.



Bedroom 3

2.82m max. x 1.93m (9'3" max. x 6'4") inc. bulk head store cupboard

Having a central heating radiator and uPVC double glazed window.



Bathroom

Being part tiled to the walls, having a fully tiled floor. There is a 3 piece white suite comprising concealed flush WC, vanity wash basin with chrome mixer taps and panelled bath with mixer taps and overhead shower with rainwater head and extra shower attachment. There is also a chrome ladder style radiator and sunken LED lighting.



OUTSIDE:

There are gardens to both the front and rear.

BOUNDARIES AND OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

VIEWING:

Contact the agents.

MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361.

Written quotations available on request. All loans subject to status. A life assurance policy may be required.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

RELATED SALE DISCOUNT:

Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

ON-LINE CONVEYANCING SERVICE:

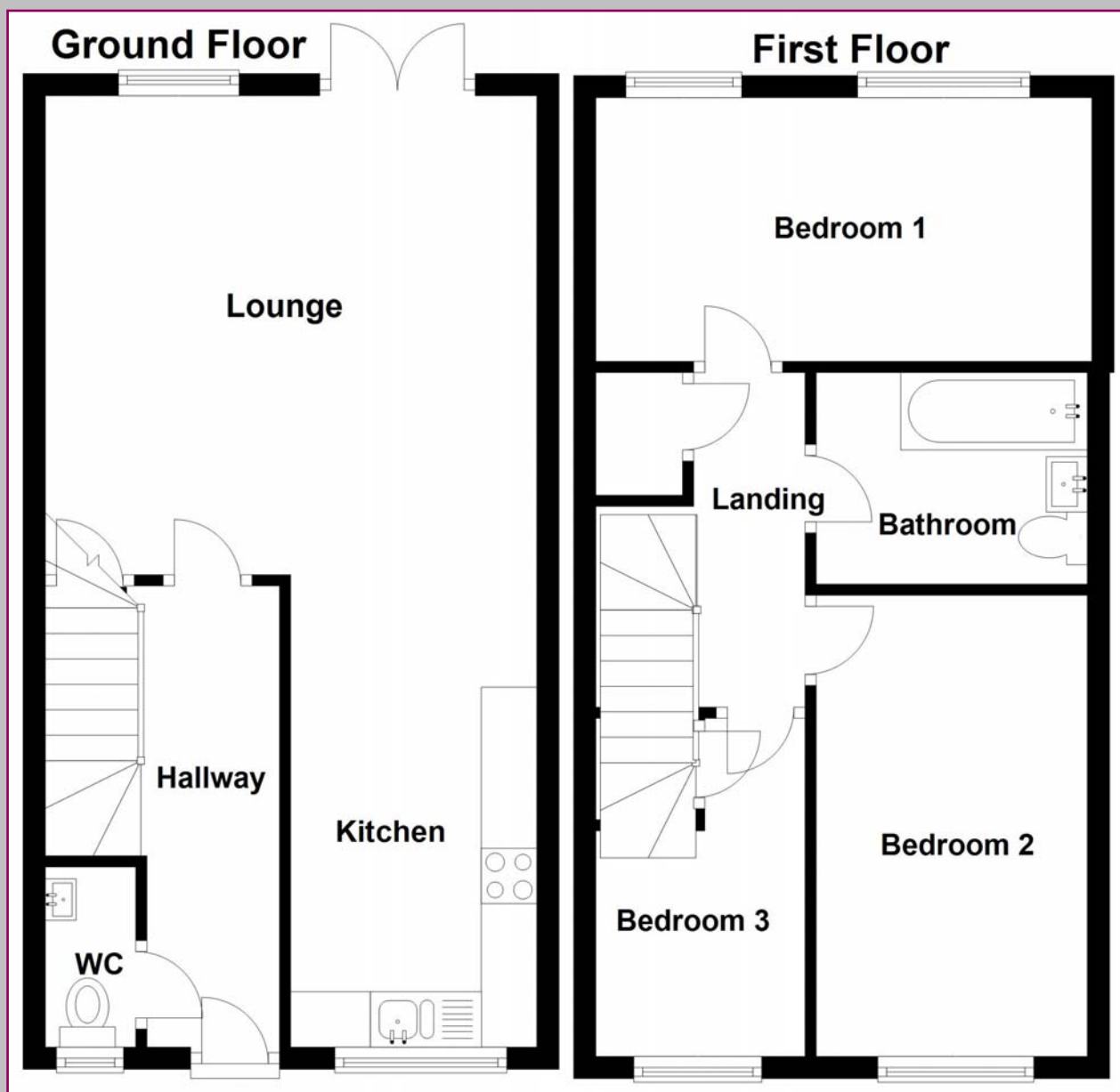
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

DIRECTIONS:

From our Heckmondwike office travel out on the A638 Westgate to the traffic lights at the junction with Leeds Road. Turn right onto the A62 Leeds Road passing through the traffic lights at the junction with Gomersal Road continuing along the main road and at the next set of lights turn right into White Lee and the properties will be found immediately on your right hand side at the junction with Smithys Moor Lane and Leeds Old Road.

PLEASE NOTE:

All internal and external photographs used are from Plot 1 White Lee Road and are therefore to be used for illustration purposes only.



PROPERTY MISDESCRIPTION ACT 1991

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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