



**1 Smithies Moor Crescent, Batley, WF17 8BD**  
**£1,200**

Extended and recently modernised THREE BEDROOM end townhouse in a popular residential location. The property provides convenient access to the nearby motorway network and local amenities and offers spacious accommodation throughout with gardens to three sides and off road parking.



**EPC RATING - D**

**COUNCIL TAX BAND - B**

**GROUND FLOOR**

**ENTRANCE HALL**

Central heating radiator.

**LOUNGE/DINING**

Open plan living/dining area with double glazed windows to both front and rear. Two central heating radiators and a feature gas fire with decorative surround.

**DINING KITCHEN**

Good size dining kitchen with ample room for a dining table and with fitted wall and base units to two sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Electric oven with hob and extractor over. Laminate flooring, a central heating radiator, under stairs storage and door to the rear elevation.

**FIRST FLOOR**

**LANDING**

**BEDROOM**

Double bedroom to the front elevation with a double glazed window and central heating radiator.

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A third bedroom, to the front elevation with a double glazed window and a central heating radiator.

**BATHROOM**

Fitted with a low flush wc, hand wash basin and corner shower cubicle housing a shower unit. Double glazed window and a central heating radiator.

**EXTERNAL**

Pleasant gardens to three sides with off road parking also available.

