



## 31 Oakwell Avenue , Batley, WF17 8QA

Occupying a prime position at the head of this well regarded cul-de-sac, this immaculate two/three bedroom detached true bungalow offers spacious and flexible accommodation, ideal for a wide range of buyers. The property has been lovingly maintained by the same owners since it was built in 1985 - an impressive 41 years of ownership! Internally, the bungalow provides adaptable living space that can be tailored to individual needs, whether as generous living areas or additional bedroom accommodation. Set on a substantial and well-proportioned plot, the property benefits from attractive gardens, a large driveway providing ample off-road parking and a detached garage. Conveniently located close to local amenities, public transport links, and motorway networks, this superb bungalow combines peaceful living with excellent accessibility.

**£270,000**

# 31 Oakwell Avenue

, Batley, WF17 8QA



- TWO/THREE BEDROOM DETACHED TRUE BUNGALOW
- OFFERING FLEXIBLE & SPACIOUS ACCOMMODATION
- LOVINGLY MAINTAINED BY THE SAME OWNERS SINCE NEW IN 1985
- CLOSE TO LOCAL AMENITIES, PUBLIC TRANSPORT LINKS & MOTORWAY NETWORKS
- SPACIOUS PLOT WITH GARDENS SURROUNDING THE HOUSE
- LARGE DRIVEWAY & SPACIOUS GARAGE

## Entrance

## Breakfast Kitchen

## Dining Room/Bedroom Three

## Living Room

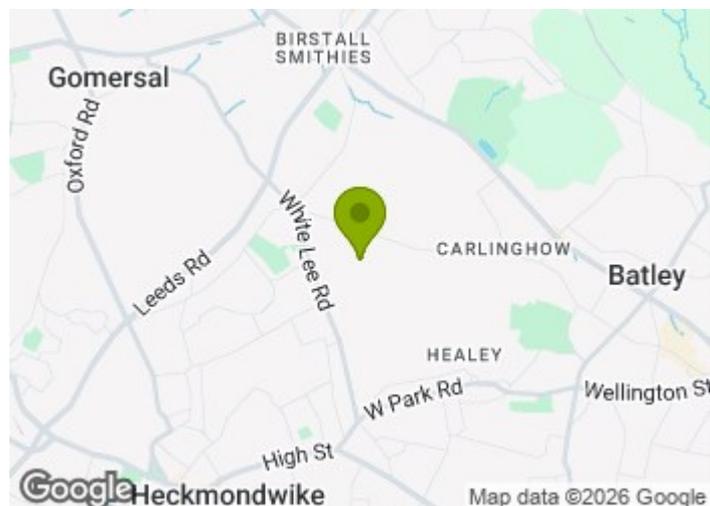
## Bathroom

## Bedroom One

## Bedroom Two

## Conservatory

## Garden, Driveway & Garage



## Directions



# Floor Plan

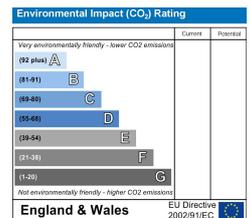
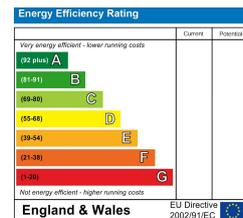


Oakwell Avenue, Carlinghow, Batley, WF17 8QA

Total Area: 96.9 m<sup>2</sup> ... 1043 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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**Holmfirth** 26 Victoria Street, West Yorkshire HD9 7DE  
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**Mirfield** 108 Huddersfield Road, West Yorkshire WF14 8AF  
All Enquiries: 01924 497801

snowgate.co.uk