



## Track Road, Batley

£430,000

This stunning five bedroom detached is situated on the outskirts of Batley and close to the varied amenities of Batley centre and local schools. The impressive family sized property would make an ideal purchase for a number of buyers and benefits from two kitchens, two reception rooms, two bathrooms and a 42' Garage. Having accommodation over three floors and boasting a patio garden to the rear. There is also a driveway which leads to a spacious 42' garage. VIEWING ESSENTIAL!!







### Entrance Porch

### Entrance Hallway

### Lounge

15'9" x 13'10" (4.80m x 4.22m)

Having a living flame gas fire, fireplace surround, radiator and a double glazed bay window.

### Sitting Room

24'92" x 10'11" (7.32m x 3.33m)

Having a living flame gas fire, fireplace surround, two radiators and patio doors leading to the rear.

### Kitchen

24'1" x 8'11" (7.34m x 2.72m)

With modern fitted wall and base units, complementary work tops, stainless steel sink unit, radiator and a double glazed window.

### Down Stairs Cloakroom

Fitted with a two piece suite comprising low flush Wc, pedestal hand basin and a radiator.

### Dining Kitchen

25'5" x 11'8" (7.75m x 3.56m)

With modern high gloss wall and base units, stainless steel sink unit, tiled splash back, oven, hob and extractor hood, plumbing for an automatic washing machine and two double glazed windows.

### First Floor Landing

With a double glazed window.

### Bedroom One

14'11" x 11'11"max (4.55m x 3.63mmax)

Having fitted wardrobes, radiator and a double glazed window.

### Bedroom Two

Having fitted wardrobes, radiator and a double glazed window.

### Bedroom Three

8'10" x 9' (2.69m x 2.74m)

Having a radiator and a double glazed window.

### Bathroom

Fitted with a three piece suite comprising corner bath, vanity sink unit, low flush wc, part tiled walls, radiator and a double glazed window.

### Second Floor Landing

Having a useful storage cupboard and a double glazed window.





#### Bedroom Four

11'7" x 9' (3.53m x 2.74m)

Having fitted wardrobes, radiator and a double glazed window.

#### Bedroom Five

8'6" x 7'6" (2.59m x 2.29m)

Having fitted wardrobes, radiator and a double glazed window.

#### Shower Room

Fitted with a three piece suite comprising shower cubicle, low flush Wc, vanity sink unit, part tiled walls, radiator and a double glazed window.

#### External Details

To the front of the property there is a driveway providing off street parking for several cars and leading to a garage measuring 42' x 11'4". To the rear of the property there is an enclosed patio garden.

#### Please Note

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

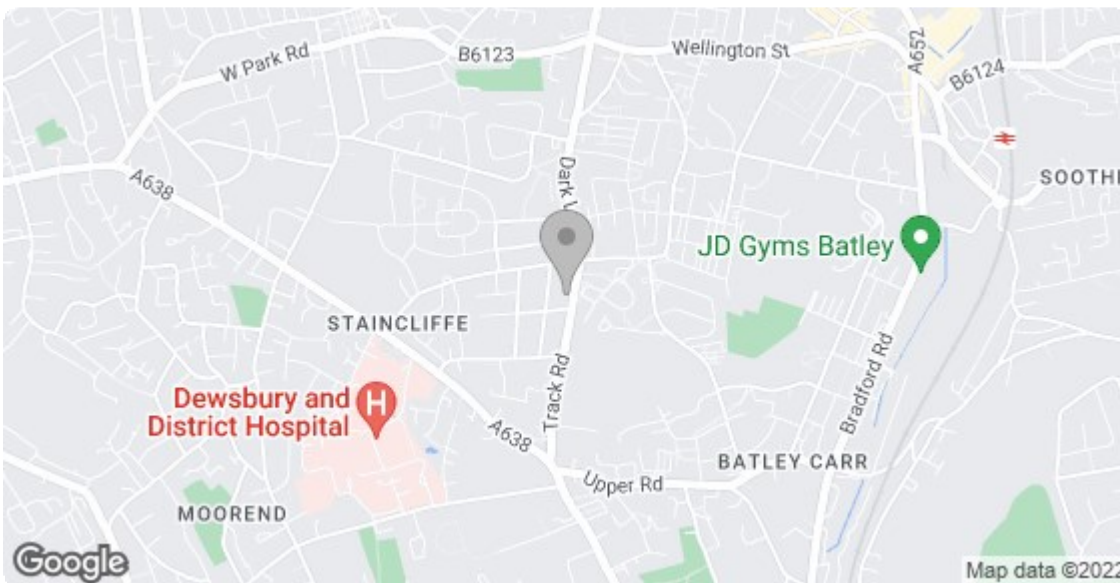
#### Council Tax

Kirklees

Band D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		74
	57	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

**Consumer Protection**

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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