



34 Woodhall Drive, Batley, WF17 7SW
Offers In The Region Of £192,500

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Located in a popular area is this three-bedroom semi-detached house which offers an excellent opportunity for families seeking a comfortable and spacious home. The property has a layout which features ground floor bedrooms, while the first floor accommodates the main living areas.

The house is located on a good-sized plot with space to extend (subject to necessary consents) and has both gardens and ample off road parking opportunities.

With no onward chain, and conveniently positioned close to local amenities and schooling, this property will make an ideal home and an early viewing is recommended.

GROUND FLOOR

Entrance Vestibule

Accessed via an exterior door and having stairs to the first floor accommodation.

Bedroom 2

11'8" x 11'1" (3.56m x 3.38m)

A double room with a uPVC window to the front with far reaching views and a central heating radiator.

Bedroom 3

11'3" x 8'8" (3.43m x 2.64m)

Having built in wardrobes with overhead cupboards, a central heating radiator and a uPVC window to the front.

FIRST FLOOR

Landing

With access to the loft area and a built in store cupboard.

Lounge

23'2" x 11'8" (7.06m x 3.56m)

This most spacious lounge has a uPVC front window with views, along with a central heating radiator.

Kitchen

16'7" x 11'4" (5.05m x 3.45m)

This modern kitchen is fitted with a good range of wall and base units with worksurfaces, splashbacks and inset sink unit with mixer tap and drainer. Integrated within the kitchen is a four ring hob with extractor hood over, and in built under oven. A uPVC window overlooks the rear garden and a doorway leads to the conservatory.

Conservatory

10'9" x 9'1" (3.28m x 2.77m)

Having a central heating radiator and a door out to the rear garden.

Bedroom

12'8" x 9'2" (3.86m x 2.79m)

Having views to the front via a uPVC window, a central heating radiator and built in wardrobes and cupboards.





MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

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.

Bathroom

Furnished with a 3 piece suite comprising of panelled bath with shower over, wash basin and WC. There is tiling to the walls, a uPVC window and a ladder style radiator.

OUTSIDE

To the front of the property is a good sized block paved area, providing ample off road parking facilities and continuing to the side. An external door leads into a useful basement storage space underneath the house. The rear garden is tiered and has a paved patio area with steps to a lawned section.

BOUNDARIES & 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.

TENURE:

Freehold

COUNCIL TAX BAND:

B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		65
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

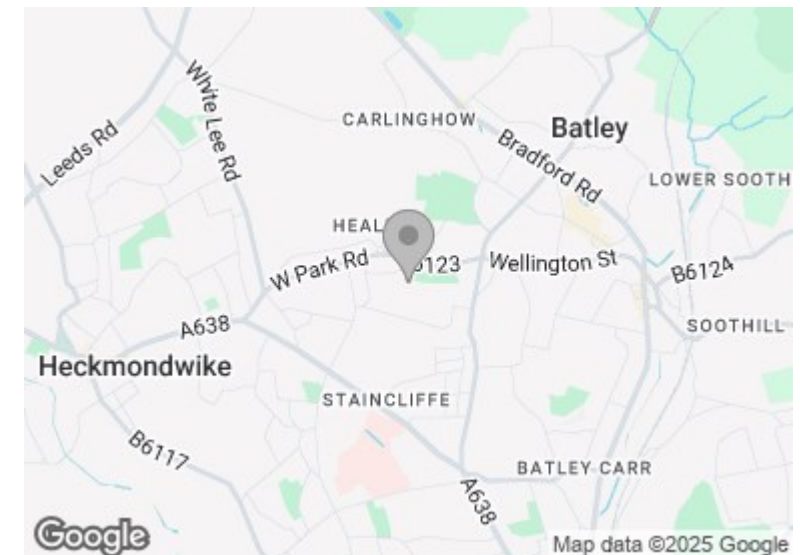
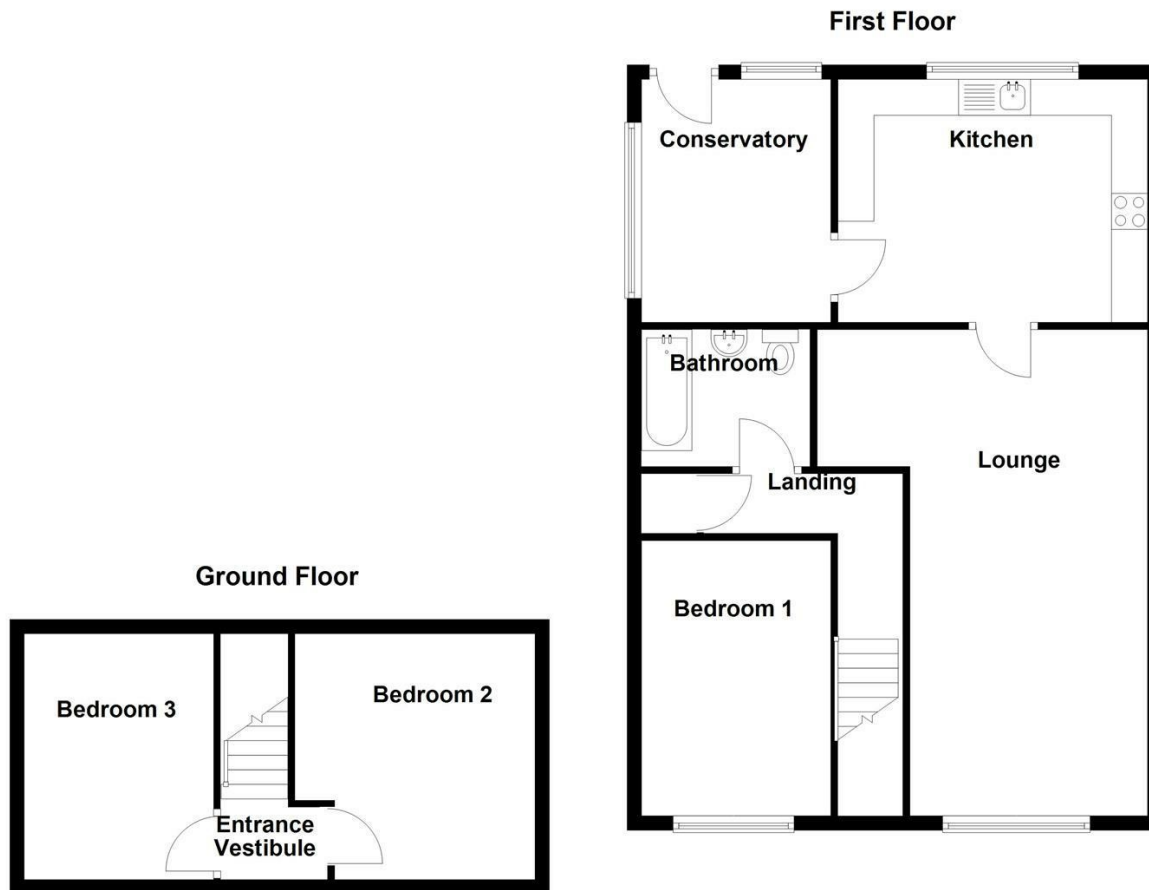
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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