



45 Enfield Drive, Batley, WF17 8DY
Offers Over £190,000

bramleys

NO UPPER CHAIN

Situated on an extensive plot, with scope to extend (subject to consents), is this well presented semi detached house. The extended accommodation is well presented throughout and would make an ideal family home with large gardens, garaging and ample off road parking. The former 3 bedroomed property boasts a large living room with log burner, a spacious dining kitchen, plus an additional dining room and a modern house bathroom. Located in a popular residential area, with far reaching views, an early viewing is strongly recommended to appreciate this unique property.

Energy Rating: D



GROUND FLOOR

Entrance Vestibule

Accessed via a front exterior door and having stairs to the first floor.

Lounge

13'7" x 13'6" (4.14m x 4.11m)

A well presented lounge located to the front and having a uPVC window, a central heating radiator and a useful storage cupboard. To one wall is a log/multifuel burner set on a hearth with a timber mantel over. Double doors lead into the dining kitchen.

Dining Kitchen

16'6" x 9'1" (5.03m x 2.77m)

A good sized kitchen fitted with a good range of wall and base units with work surfaces, tiled splashbacks and inset sink

unit with mixer tap and drainer. The dining area has a central heating radiator and sliding patio doors lead into the dining room extension.

Dining Room Extension

13'3" x 8'5" (4.04m x 2.57m)

Overlooking the rear garden, this modern extension has a central heating radiator, along with two uPVC windows and a further sky light window. A door leads out to the garden.

FIRST FLOOR

Landing

With a uPVC window and access to bedrooms and bathroom.

Bedroom 1

11'3" x 10'4" (3.43m x 3.15m)

Situated to the front, the main bedroom has a uPVC window with far reaching views and a central heating radiator. A door leads into the dressing area (former bedroom 3)

Former Bedroom 3

6'6" x 5'2" to wardrobe fronts (1.98m x 1.57m to wardrobe fronts)

Currently used as a dressing room, but could easily be converted back to into a bedroom. Fitted with a range of built-in wardrobes and storage to one wall, a central heating radiator and a uPVC window.

Bedroom 2

10'9" x 10'5" (3.28m x 3.18m)

Another double bedroom, overlooking the rear and having a central heating radiator.

Bathroom

Furnished with a bath with shower over and a wash basin and WC set within a vanity unit. There is tiling to the walls, a central heating radiator and a uPVC window.



OUTSIDE

To the front of the property is a spacious block paved area, ideal for off road parking for numerous vehicles and in turn leading to a larger than average garage (22'6" x 10'5") with up and over door and further side door. A large lawned tiered side garden sits above with outer fencing and potting shed. A side gate leads to the rear garden which is on various levels and has a pond, a decked seating area and enjoys far reaching views. The extensive plot this property is located on makes it ideal for those wanting the opportunity to extend (subject to consents).

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.

DIRECTIONS:

Leave Heckmondwike via Westgate and proceed in the direction of Liversedge. Take a right hand turning at the traffic lights into Northgate and proceed along as the road becomes Jeremy Lane and in turn Nunroyd. At the mini roundabout take a right turn onto Leeds Old Road. At the crossroads, turn right onto White Lee Road taking the first left onto Carlinghow Lane. Take the 5th right turn onto Enfield Close where Enfield Drive can then be found as the first turning on the right. The property can be found clearly identified by the Bramleys For Sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

B

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.

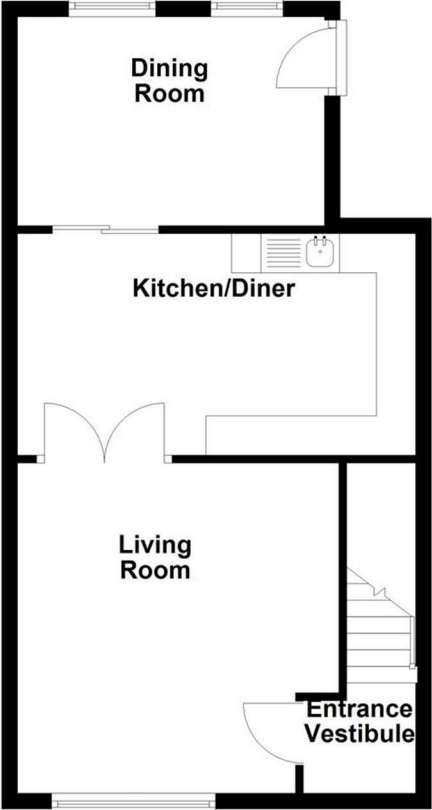
VIEWINGS:

Please call our office to book a viewing on 01924 495334.

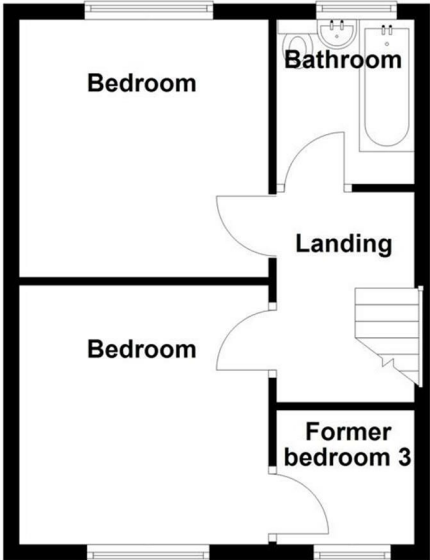




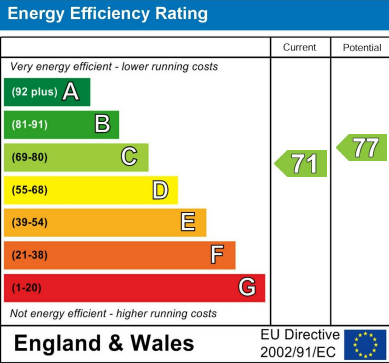
Ground Floor



First Floor



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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