



14 Trenton Road, Hanging Heaton, Batley, WF17 6DQ  
£200,000

**bramleys**

Offered for sale with no upper chain, is this 3 bedroom semi-detached property. Situated in a much sought after residential area and offering a wealth of potential for the discerning buyer. Features include uPVC double glazing and gas fired central heating, together with accommodation briefly comprising:- entrance porch, entrance hall, lounge, dining kitchen, conservatory, first floor landing, 3 bedrooms and bathroom.

Externally there are gardens to both front and rear, with a block paved drive and detached garage.

Situated in close proximity to amenities including public transport links to neighbouring towns and cities, shops and schooling.

An internal viewing is strongly encouraged to fully appreciate the size, position and potential this property has to offer.

Energy Rating: TBA



## GROUND FLOOR:

Enter the property via uPVC double glazed French doors into the entrance porch.

### Entrance Porch

5'6" x 2'4" (1.68m x 0.71m)

With uPVC double glazed windows to three sides and a further timber and glazed entrance door which gives access to the property.

### Entrance Hall

Having a central heating radiator, staircase rising to the first floor and a useful understairs store cupboard.

### Lounge

11'1" x 12'3" (3.38m x 3.73m)

Having a living flame gas fire set within a decorative surround with back and hearth. There is a central heating radiator and a square and a uPVC double glazed bay window to the front elevation.

### Dining Kitchen

18'1" x 9'3" (5.51m x 2.82m)

Fitted with a range of matching wall and base units with laminated work surfaces, tiled splashbacks, stainless steel sink unit with side drainer, space and plumbing for a washing machine, space for a gas cooker, useful built-in alcove storage, wall mounted boiler, inset gas fire, central heating radiator, 2 uPVC double glazed windows to the rear elevation and a timber and glazed door which gives access to the conservatory.

### Conservatory

11'6" x 11'0" (3.51m x 3.35m)

A superb addition to the existing accommodation, having uPVC double glazed windows. A uPVC double glazed door gives access to the side and there are also a set of French doors which give access to the rear garden.

## FIRST FLOOR:

### Landing

With a loft access point, uPVC double glazed window to the side elevation and a useful storage cupboard.

### Bedroom 1

10'4" x 11'1" (3.15m x 3.38m)

Situated to the front of the property, having fitted wardrobes, a central heating radiator and a uPVC double glazed window.

### Bedroom 2

11'1" x 10'3" (3.38m x 3.12m)

Situated to the rear of the property, having built-in wardrobes, a central heating radiator and a uPVC double glazed window.



### Bedroom 3

7'5" x 6'8" (2.26m x 2.03m)

A third bedroom of single proportions and situated to the front of the property. This bedroom has a uPVC double glazed window and a central heating radiator.

### Bathroom

Furnished with a 3 piece suite comprising of a panelled bath with shower over, pedestal wash hand basin and low flush WC. There are part tiled walls, a central heating radiator and a uPVC double glazed window to the rear elevation.

### OUTSIDE:

To the front of the property there is a block paved driveway which provides off road parking for a number of vehicles and in turn provides access to the detached garage. There are gardens to both the front and rear.

### Garage

With up and over door, power and light.

### 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 the Bramleys Mirfield office via Huddersfield Road travelling in the direction of Dewsbury and continue to the Ravensthorpe Gyratory. Continue past the retail park towards Scout Hill passing The Shepherds Boy public house on the right in the direction of Dewsbury ring road. Keep left on the dual carriage way passing Dewsbury Police station and bus station on the left and once past Dewsbury Sports Centre on the right keep left. At the traffic lights turn left and take the immediate right at the next set of traffic lights into Leeds Road. Follow Leeds Road and upon reaching the Tesco Express on the left, then take the next left on Bennett Lane. At the cross roads turn

right into Langdale Road and then left into Croftlands and then left again into Trenton Road. The property will be identified by the Bramleys for sale board.

### TENURE:

Freehold

### COUNCIL TAX BAND:

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### MORTGAGES:

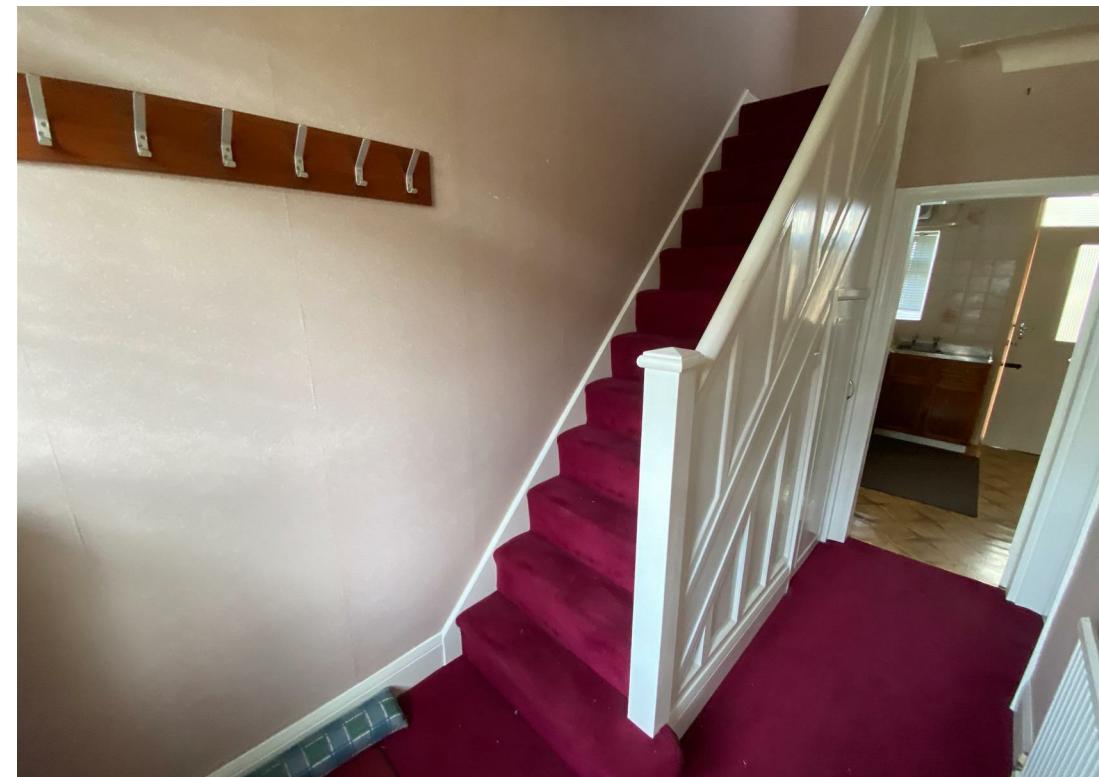
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you.  
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

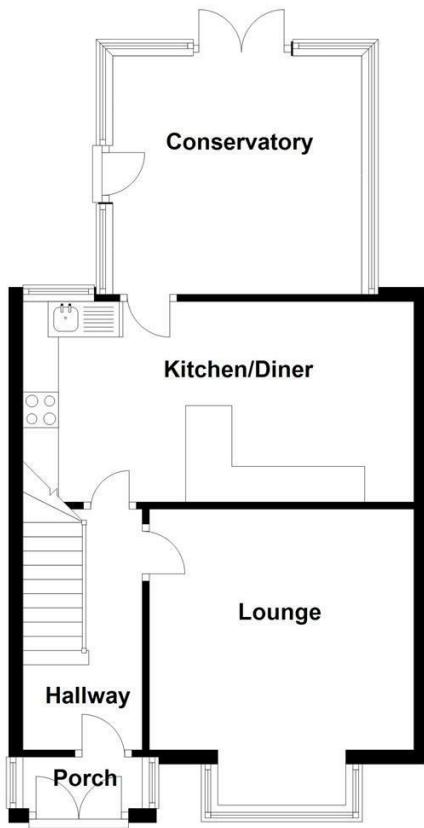
### VIEWINGS:

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

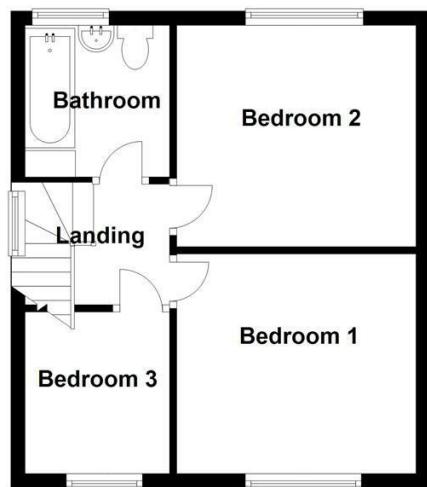




## Ground Floor



## First Floor

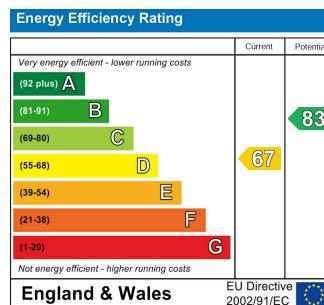


### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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