

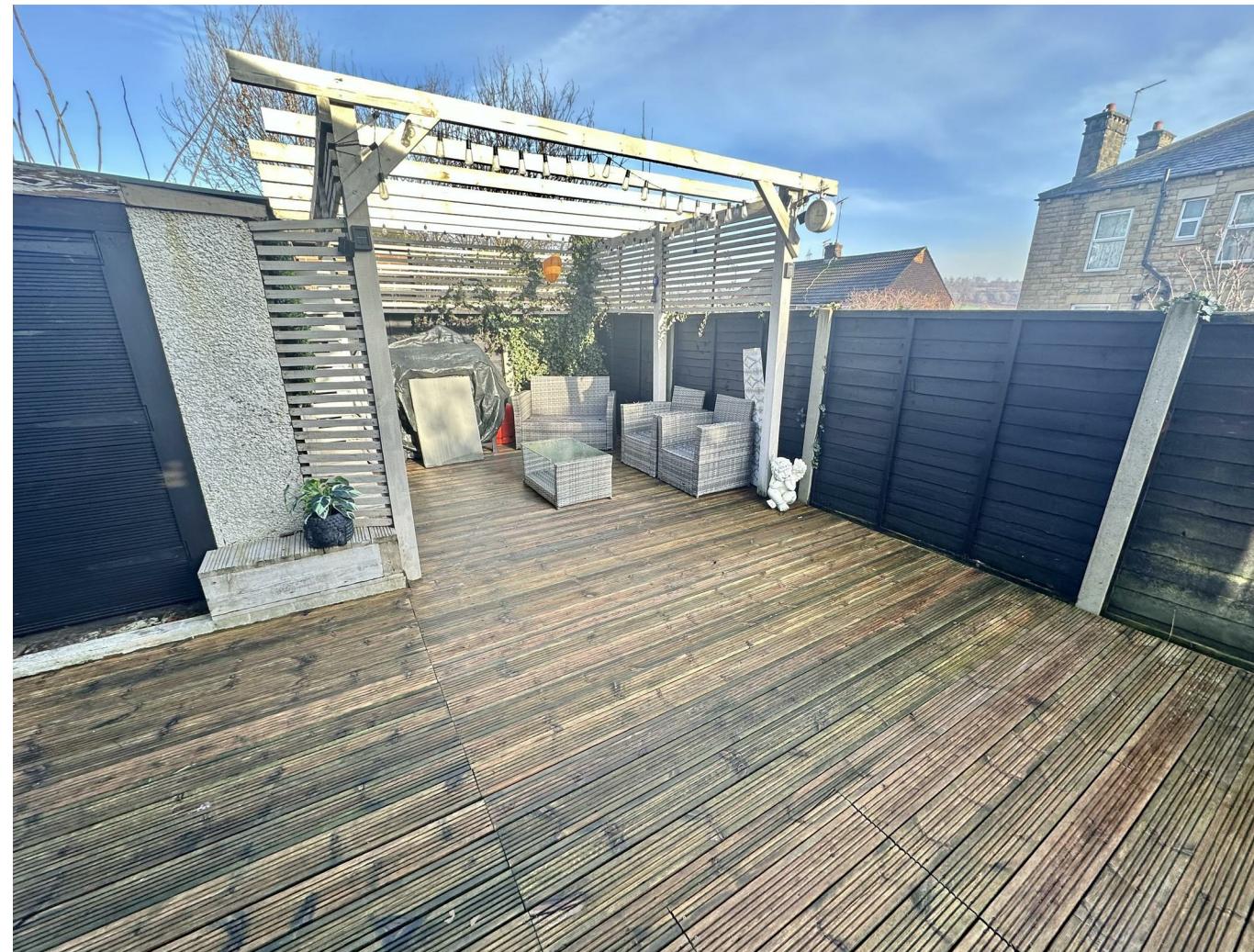


8 Ebury Close, Upper Batley, Batley, WF17 0LP
Offers Over £240,000

bramleys

Situated in an ever popular location is this beautifully presented end town house. The extended accommodation has created an ideal family home which really must be viewed to be appreciated. The property has been recently upgraded by the current vendor and now boasts a spacious lounge, a contemporary kitchen diner which opens into a family room with bi folding doors out to the garden and to the first floor are 2 double bedrooms, a modern house bathroom and a further single bedroom. Situated on a corner plot with low maintenance gardens, driveway parking and a single garage.

Located within easy reach of local amenities, schooling and major road and rail links.



GROUND FLOOR

Enter the property through a glazed external door into:-

Entrance Vestibule

With stairs to the first floor accommodation and a further door which leads into the living room.

Living Room

15'2" x 12'4" (4.62m x 3.76m)

A well proportioned reception room which overlooks the front via a uPVC double glazed window. There is also a column radiator, feature panelling to recess walls and a stove style electric fire set within a fireplace with timber mantel over.

Dining Kitchen/Family Room

17'8" x 15'8" (5.38m x 4.78m)

This impressive open plan living space has been recently remodelled, to create this ideal family/entertaining space. The modern kitchen area is fitted with a good range of wall and

base units with work surfaces, inset sink unit and breakfast bar which has feature lighting above. There are various integrated appliances including a four ring hob with oven beneath, a dishwasher and a wine fridge. The kitchen opens into a fantastic family room with bi-folding doors out on to the garden, there is also a vertical column radiator, side uPVC window and spotlights to the ceiling.

FIRST FLOOR

Landing

Having a side uPVC window and access the boarded loft space.

Bedroom 1

12'5" x 9'3" (3.78m x 2.82m)

Situated to the front, the master bedroom has a central heating radiator and uPVC window.

Bedroom 2

11'3" max x 7'1" (3.43m max x 2.16m)

A double bedroom over looking the rear, having a central heating radiator and uPVC window.



Bedroom 3

9'6" max x 6'0" (2.90m max x 1.83m)

A single bedroom with built-in storage space, a uPVC front window and a central heating radiator.

Bathroom

Furnished with a 3 piece suite comprising of a bath with mixer shower and shower screen, and a wash basin and concealed flush WC set within a vanity unit. There are part tiled walls, a uPVC window and a ladder style radiator.

OUTSIDE

To the front of the property there is off road parking and access to the detached single garage. A gate gives access to the rear, where there is a large decked garden with seating area, pergola and timber fenced boundaries.

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

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.**

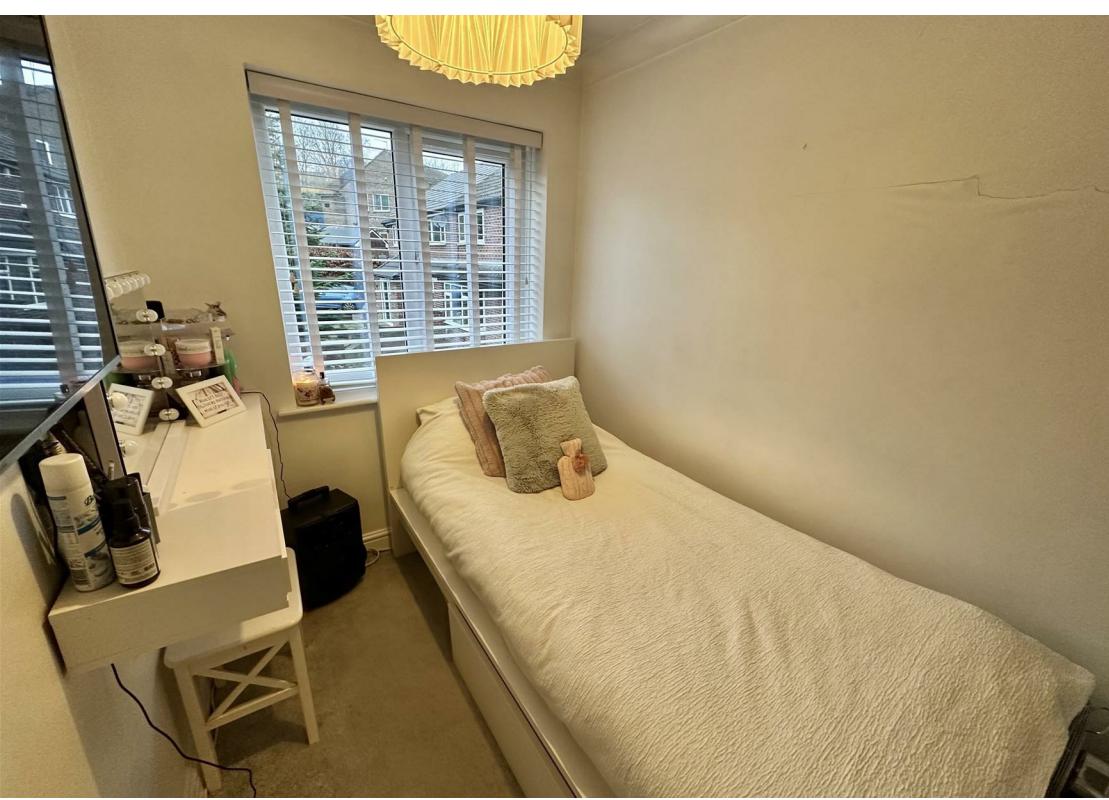
ONLINE CONVEYANCING SERVICES:

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.

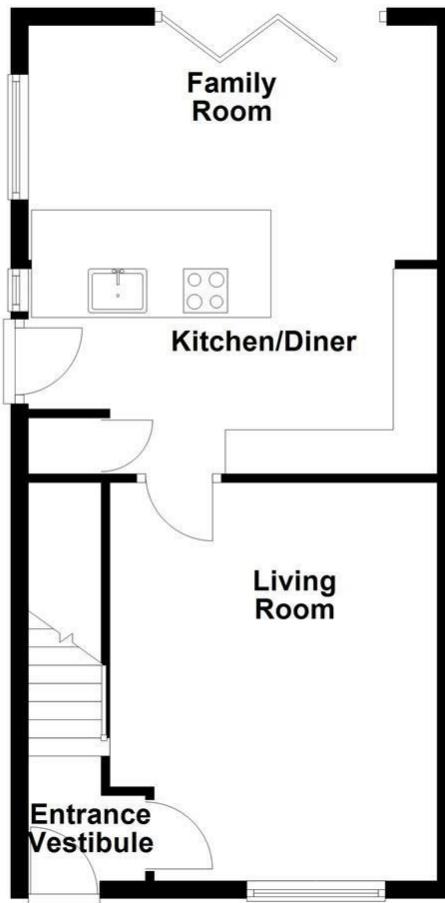
VIEWINGS:

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

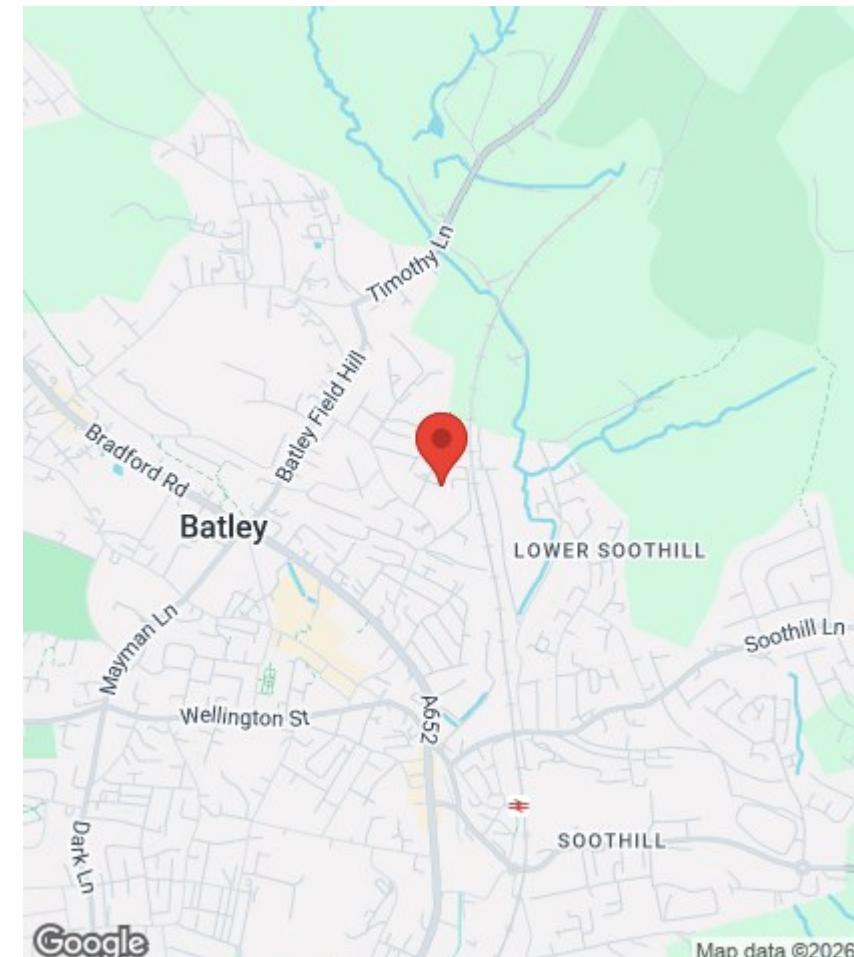
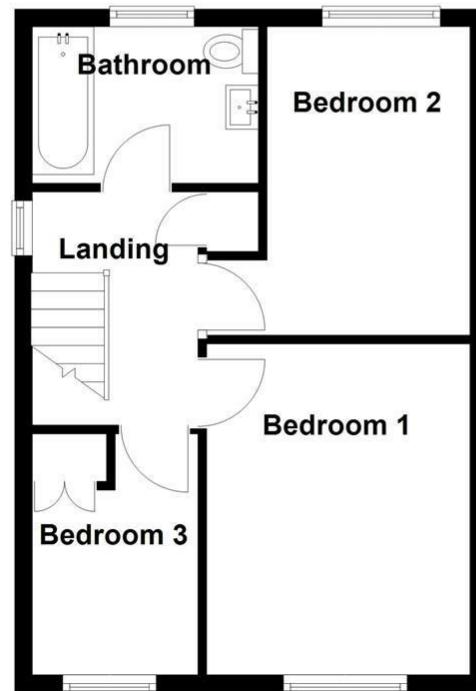




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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