



36 Upper Batley Low Lane, Batley, WF17 0AP  
Offers Over £475,000

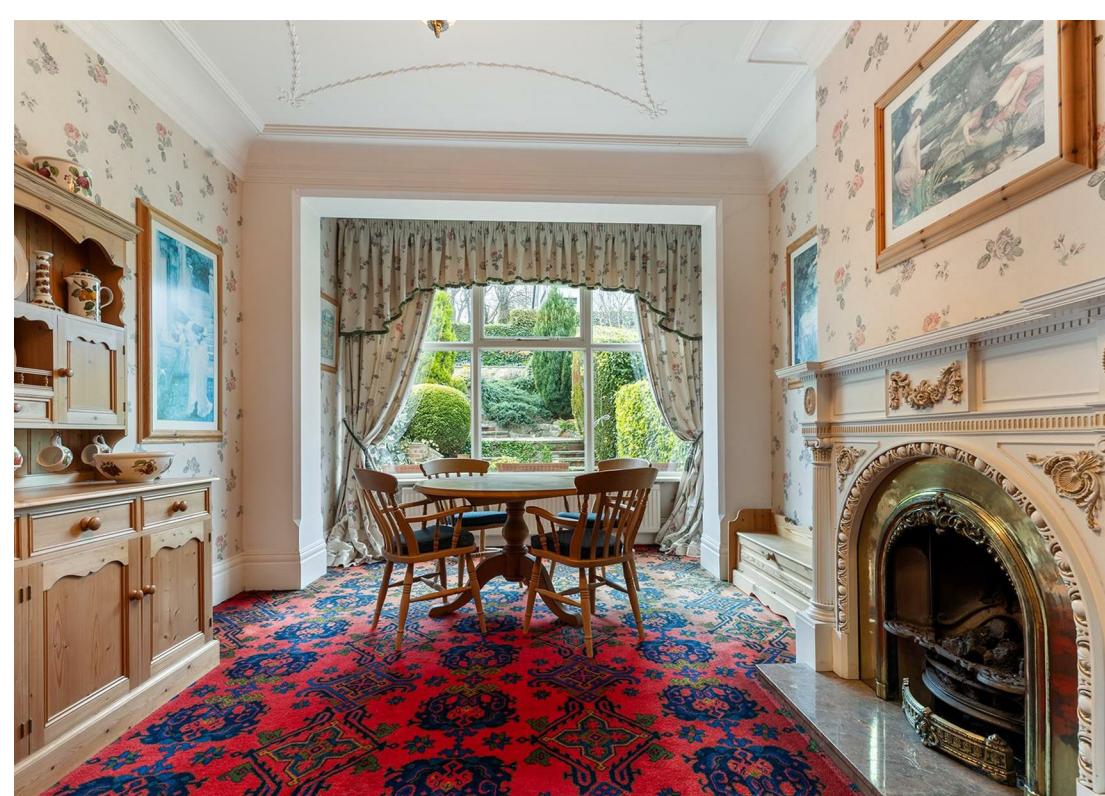
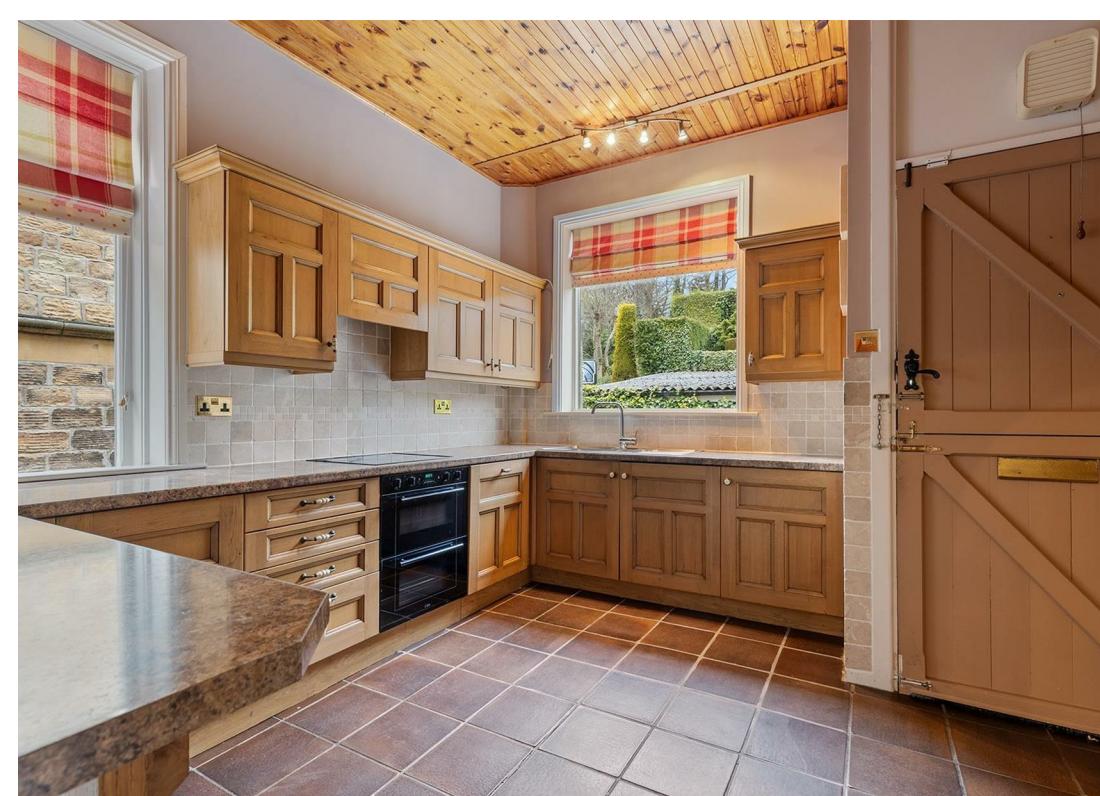
**bramleys**

*Situated in the desirable area of Upper Batley Low Lane, this impressive Edwardian semi-detached house offers a blend of period charm and modern living. With 5 generously sized double bedrooms, the accommodation is arranged over 3 levels, making it ideal for family occupation. Beautiful original features add character to this spacious home and a grand entrance hall and 3 spacious reception rooms provide versatile living space for any purchaser.*

*Situated in an elevated position, this property boasts far-reaching views that can be enjoyed from various vantage points within the home. The established gardens offer fantastic outdoor space, perfect for relaxation and the property shares a lengthy driveway which in turn leads to car port parking spaces.*

*Located in this most sought after area with local schooling, amenities and major road and rail links within easy reach, an early viewing of this property is highly recommended.*





## GROUND FLOOR

### Reception/Entrance Hall

20'5" x 12'1" (6.22m x 3.68m)

Accessed via the original door and having feature window with coloured and leaded detailing, this grand entrance hall has traditional wall panelling and a central heating radiator. A turned staircase leads to the first floor accommodation and there is understairs storage space and feature coving.

### Lounge

17'3" into bay x 14'1" (5.26m into bay x 4.29m)

This well presented lounge has fantastic views via a bay window with window seat. This spacious room has many original features along with a central heating radiator and a beautiful fireplace with hearth, tiled inserts and inset fire.



### Dining room

18'3" x 12'3" (5.56m x 3.73m)

A large elegant dining room with views over the rear terrace and garden. The room features the original decorative ceiling coving. A feature fireplace sits to one with with hearth and inset gas fire and there is a central heating radiator.

### Breakfast Room

12'5" x 12'2" (3.78m x 3.71m)

A versatile reception room with a side window, original built-in storage cupboards, a central heating radiator and tiled floor.

### Kitchen

13'2" x 12'5" (4.01m x 3.78m)

A spacious kitchen fitted with a comprehensive range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with a mixer tap and drainer. A number of





appliances are integrated within the units including an oven and hob with extractor hood, a washing machine and a dishwasher. Further built-in cupboards provide additional storage and the units extend to form a breakfast bar area. Windows look out over the side and rear and an exterior door leading out to the back garden.

## FIRST FLOOR

### Landing

With a second turned staircase leading to the second floor bedroom.

### Bedroom 1

13'2" plus bay window x 14'5" (4.01m plus bay window x 4.39m)

Enjoying far reaching views to the front via a bay window with window seat, this spacious room has a central heating radiator and feature ceiling coving.

### Bedroom 2

14'2" x 10'8" (4.32m x 3.25m)

Located to the rear and having built-in wardrobes and cupboards. along with a window and a central heating radiator.

### Bedroom 3

12'7" x 12'0" (3.84m x 3.66m)

A double bedroom, situated to the rear and having a window and a central heating radiator.

### Bedroom 4

13'7" x 10'5" (4.14m x 3.18m)

This good sized fourth bedroom has long distance views from a front window, a central heating radiator and a built-in cupboard.

### Shower Room

Furnished with a walk-in shower cubicle, a WC and a wash basin set within a storage unit with further cupboards. There is a side window and a central heating radiator.

### WC

Having a WC and a wash basin.

## SECOND FLOOR

### Bedroom 5

17'8" x 14'8" (5.38m x 4.47m)

This versatile and good sized room has a sink unit and a sky light window. A useful walk-in cupboard provides additional space and there is access to loft space.

### OUTSIDE

Located in an elevated position, the property has a large established tiered front garden with lawns, seating area and planted sections. Double gates provide privacy and security and lead to a shared side driveway which in turn opens up to car port parking for numerous vehicles. An under house store room provides additional secure storage space. To the rear is a paved patio area with steps and mature plants leading up to a further elevated seating space with views.

### 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 Mirfield office and take a left turn onto Knowl Road following this road around and straight ahead at the crossroads and then the road will become Water Royd Lane.





#### **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:-

Mirfield Properties: 01924 495334

Follow this road along and head straight ahead at the crossroad junction where the road then becomes Old Bank Road then at the T-junction, take the left turn onto Sunny Bank Road. At the traffic lights, turn right onto Huddersfield Road (A62). After approximately 2.5 miles, take the right turn onto White Lee Road and then take the second left onto Carlinghow Lane. Take a left turn onto Centenary Way, then a left onto Bradford Road (A652) and then an immediate right turn onto Carlinghow Hill. Follow this road along and upon reaching the crossroads, turn left onto Upper Batley Low Lane where after a short distance, the property can be found on the left hand side identified by the Bramleys for sale board.

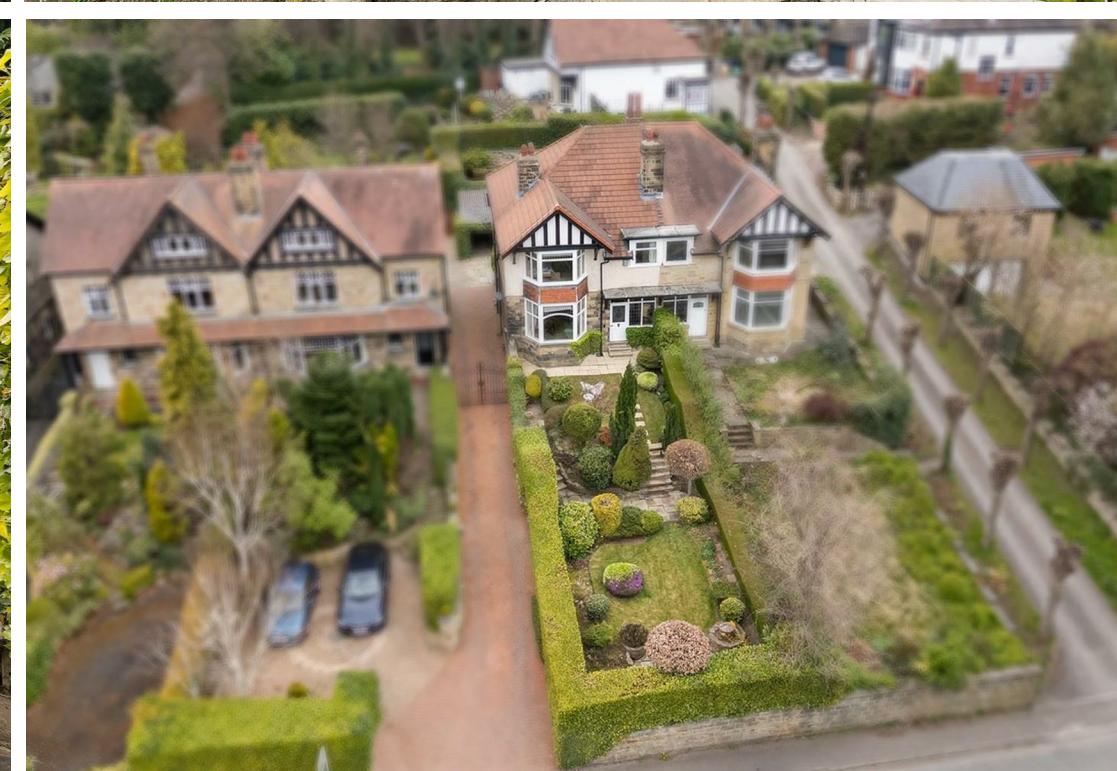
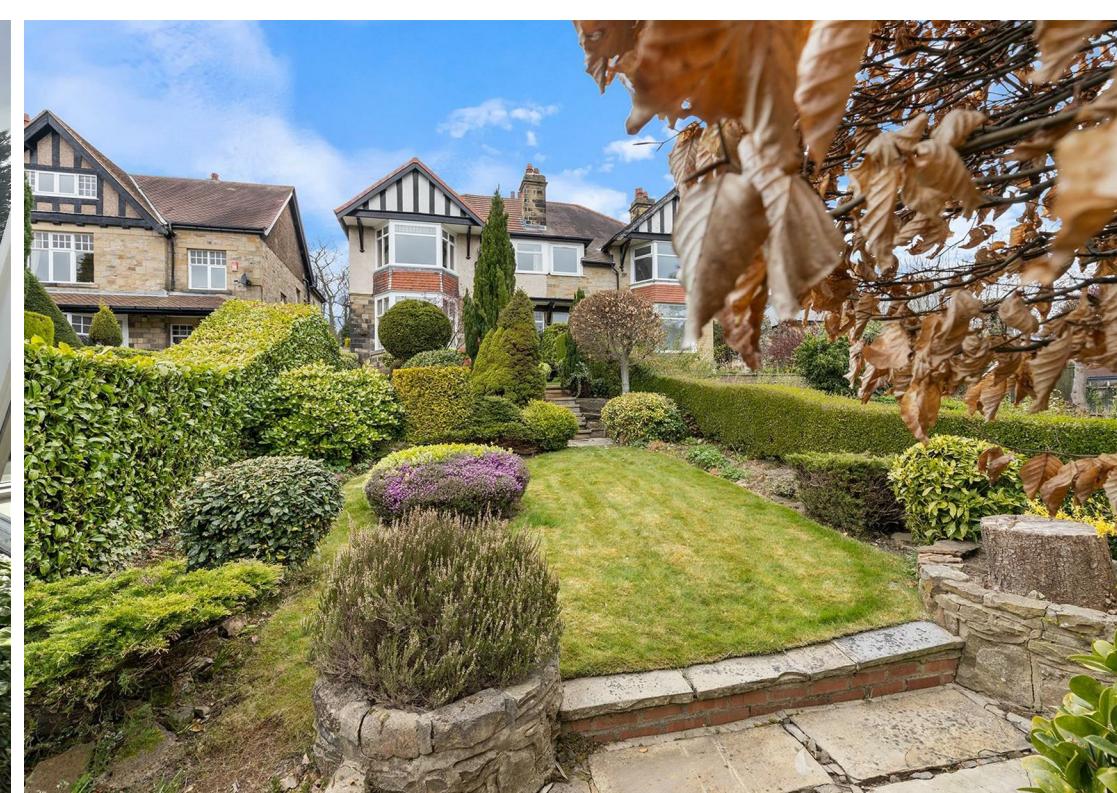
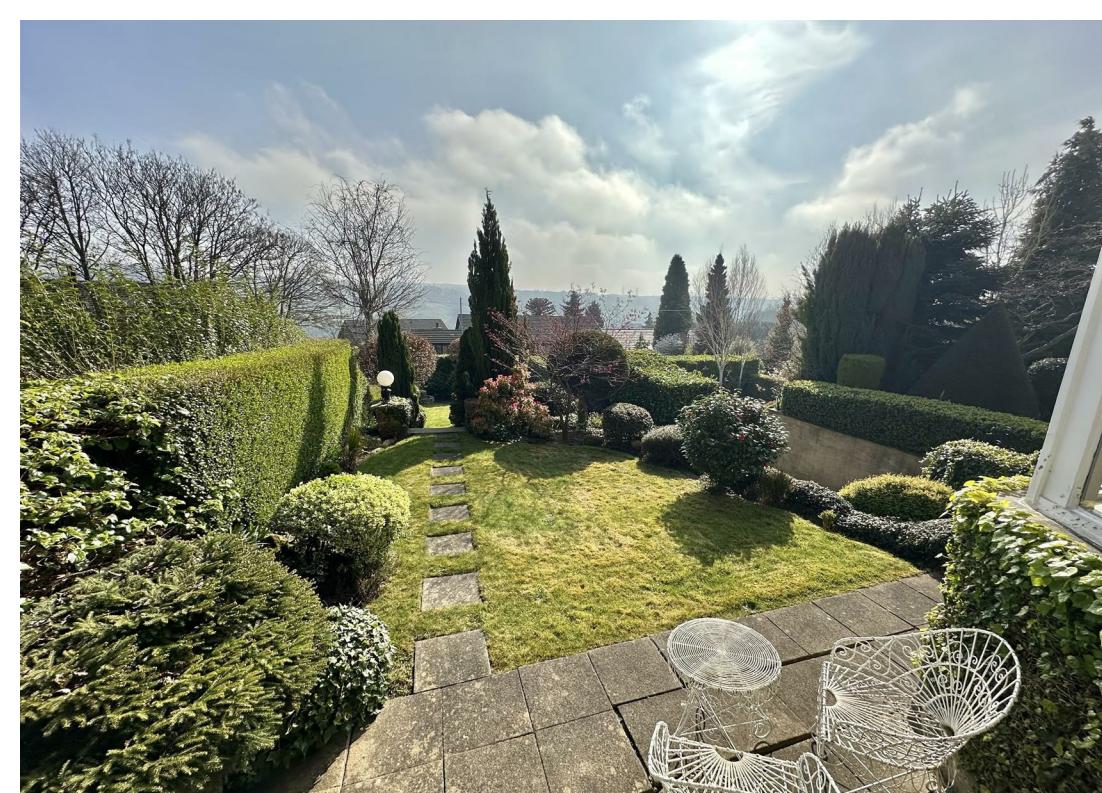
#### **TENURE:**

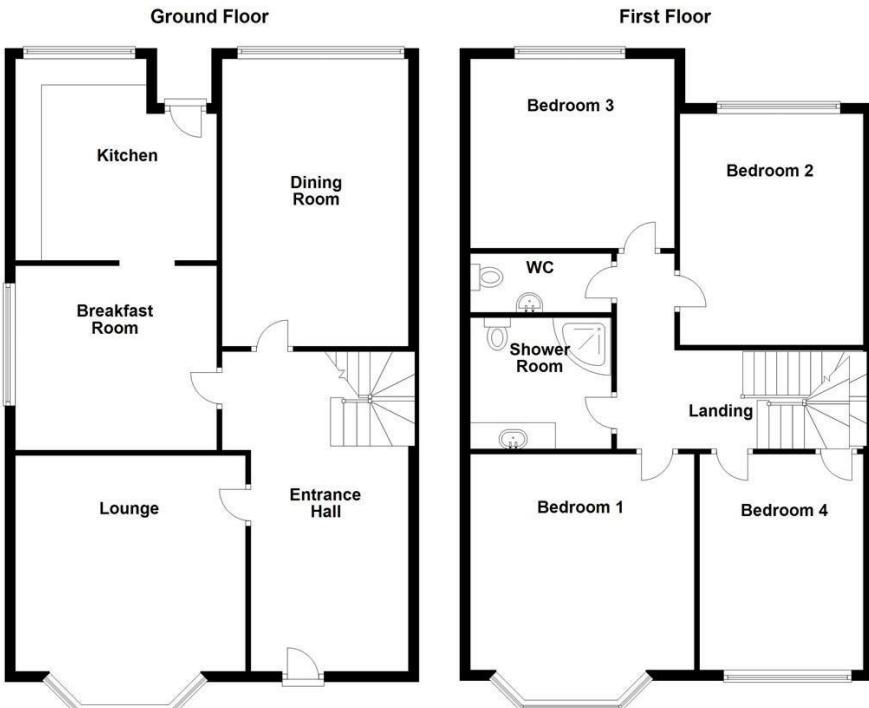
Freehold

#### **COUNCIL TAX BAND:**

Band E







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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		74
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		40
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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