164 Grange Road, Batley, WF17 6LW

£195,000

bramleys

This superbly presented 3/4 bedroom semi-detached property could be occupied with the minimum of expense. Presented to a high standard by the current owners with features including burglar alarm, uPVC double glazing and gas fired central heating throughout and a layout which comprises an entrance porch, entrance vestibule, lounge, dining kitchen, ground floor WC, 3 first floor bedrooms, bathroom and second floor loft conversion which could be utilised as a bedroom or suit the buyer's individual needs. The accommodation also comprises gardens to the front and rear, a shared driveway and a garage. The property is ideally placed for amenities including the public transport network being only a short distance away and also having excellent commuter links. An internal viewing is highly recommended to fully appreciate the quality of accommodation this property has on offer.

Energy Rating: TBA

GROUND FLOOR:

Enter the property via a uPVC double glazed exterior door into:-

Entrance Porch

Which has 2 uPVC double glazed windows to the side elevation and a door accessing the entrance vestibule.

Entrance Vestibule

Having a staircase rising to the first floor, central heating radiator and a door accessing the lounge.

Lounge

16'0" x 12'6" (4.88m x 3.81m)

This well presented reception room has a feature gas fireplace set within a decorative surround with back and hearth. There is also ceiling coving, a door accessing a useful under stair storage cupboard including central heating radiator, uPVC double glazed window to the front elevation and bi-folding doors which lead to the dining kitchen.

Rear Vestibule

Having a central heating radiator and access to ground floor W/C and dining kitchen.

Dining Kitchen

15'3" x 7'12" (4.65m x 2.13m)

This modern kitchen has a range of fitted base and wall units with laminated working surfaces and tiled splashbacks inset into which is a stainless steel sink unit with side drainer and mixer tap. Further integrated appliances include an oven and hob with lighting, fridge and freezer and there is space and plumbing for a washing machine. There is also an island unit providing more storage cupboards and provides seating for a number of people, a uPVC double glazed window to the rear elevation, a central heating radiator, a door accessing a pantry and a further door accessing the rear vestibule which leads to the rear of the property.

Ground Floor WC

Fitted with a low flush WC and a wall mounted wash hand basin.

FIRST FLOOR:

Landing

There is a staircase rising to the second floor with central heating radiator and doors accessing all of the first floor accommodation.

Bedroom 1

15'4" x 6'7" (4.67m x 2.01m)

Situated to the rear of the property and having fitted wardrobes, a central heating radiator and a uPVC double glazed window overlooking the rear garden and fields beyond.

Bedroom 2

15'1" x 8'9" (4.60m x 2.67m)

Another good sized bedroom situated to the front of the property with a fitted wardrobe, a central heating radiator and a uPVC double glazed window.

Bedroom 3

9'11" max x 6'3" (3.02m max x 1.91m)

This third bedroom of single proportions is situated to the front of the property with a uPVC double glazed window, built in cupboard over stair bulk head and a central heating radiator.

Bathroom

Fitted with a 3 piece suite comprising panelled bath with shower over, pedestal wash hand basin and low flush WC. There is also a built-in storage cupboard, a central heating radiator and a uPVC double glazed window to the rear elevation.

SECOND FLOOR:

Bedroom 4 / Snug

15'4" x 13'6" (4.67m x 4.11m)

The current owners utilise this room as a second living room/snug but this could be used for a variety of different uses such as a bedroom or playroom. This room has under eaves storage space and Velux style window.

OUTSIDE:

Gates access the shared driveway which leads to a garage with an up and over door, power and light and is also alarmed. The front garden is lawned with mature planted hedging and walling creating a private space. In addition, the beautiful rear garden is accessed via gates from the driveway and is also lawned with a sun patio area and has mature hedging and planting.

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 on Huddersfield Road (A644) heading towards Dewsbury. After passing Dewsbury Railway Station on the left hand side, head straight across at the main junction and take the left turn onto Bradford Road (A652) and stay on this road for some time. Shortly after passing JD Gym on the right hand side, take a right turn onto Alexandra Road and follow this road around and take the second exit at the roundabout where the road becomes Grange Road. After a short distance, the property can be found on the left hand side of the road clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

Band A

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:

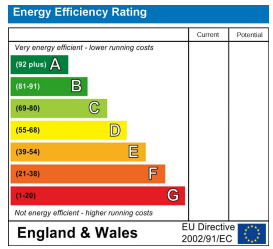
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

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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