



## **172 High Street, Hanging Heaton, Batley, WF17 6DW**

Do not miss out on this immaculate THROUGH TERRACE, that we feel would make an ideal home for first time buyers. The 2 bedroomed property has been much improved and enhanced in recent years and is sold with an impressive modern kitchen and bathroom. Outside, lovely landscaped garden, with parking at the front.

The accommodation comprises Lounge, Dining Kitchen, 2 Bedrooms & Bathroom.

**Asking Price £155,000**

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# 172 High Street, Hanging Heaton, Batley, WF17 6DW

## ENTRANCE HALL

### LOUNGE 13'9" x 12'4" (max) (4.2m x 3.76m (max))

Log burning stove built into the chimney breast.

### KITCHEN 15'4" x 8'7" (4.67m x 2.62m)

Lovely modern kitchen with a range of base and wall units, worktops and sink unit. Breakfast bar. Integrated fridge freezer and dishwasher. Built in oven, hob and extractor fan. Useful under stairs cupboard.

## LANDING

### BEDROOM ONE 13'9" x 12'4" (max) (4.2m x 3.76m (max))

### BEDROOM TWO 10'5" x 8'4" (3.18m x 2.54m)

Access to loft.

**BATHROOM** 3 piece white bathroom suite. Built in vanity sink unit. Tiled walls, heated towel rail.

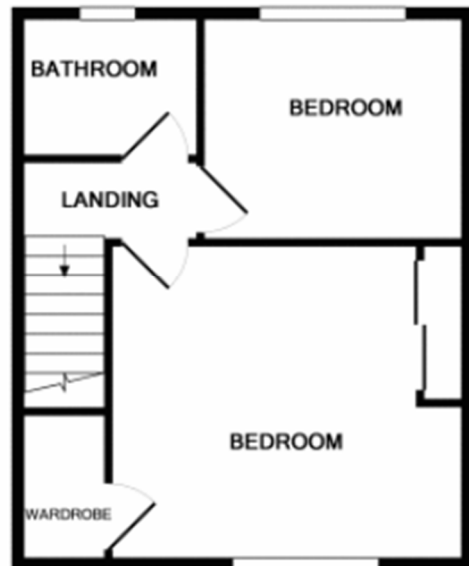
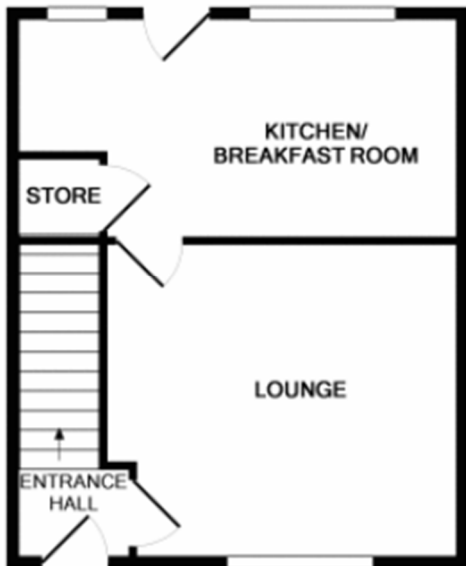
**OUTSIDE** Driveway to the front. Pleasant landscaped garden to the rear with a paved patio terrace. Garden shed. (Shared access)

**TENURE** Please note the tenure is Leasehold. 999 year lease as of December 1930, so 906 years remaining. A payment of £2 p.a

**COUNCIL TAX** Band A - Kirklees

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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