



131 Carlinghow Lane, Batley, West Yorkshire, WF17 8DW

Impressive Semi Detached, that is situated in this sought after location. The house is very well presented and occupies a good size plot, with a lovely and larger than average back garden. Providing 3 Bedrooms along with a super 21 foot open plan Kitchen/Family Room. Ideal family home and not to be missed.

The accommodation comprises: Hallway, Lounge, Kitchen/Family Room, Conservatory, 3 Bedrooms & Bathroom.

Guide Price £275,000

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

131 Carlinghow Lane, Batley, West Yorkshire, WF17 8DW

HALLWAY

LOUNGE 13'9" x 13' max (4.2m x 3.96m max)

Feature fireplace with gas fire

KITCHEN/FAMILY ROOM 21'7" x 11'9" (6.58m x 3.58m)

Impressive open plan modern kitchen/family room with quality appliances and units. Includes breakfast bar/island double range oven hob, worktops and sink unit. Integral dishwasher. To the family room, log burner fire. Open to conservatory. Ideal for entertaining.

CONSERVATORY 10'5" x 8'4" (3.18m x 2.54m)

uPVC French doors leading to garden.

LANDING Access to loft space - potential for full loft conversion.

BEDROOM 1 13' x 10'1" (3.96m x 3.07m)

Fitted wardrobes

BEDROOM 2 11'3" x 9'4" (3.43m x 2.84m)

Mirrored fitted wardrobes

BEDROOM 3 7'8" x 6'7" (2.34m x 2m)

Fitted cupboards.

BATHROOM 7'5" x 7'2" (2.26m x 2.18m)

Modern white suite with corner walk in shower. Vanity sink unit. Separate WC.

EXTERIOR The house has a super larger than average garden at the back, with flagged patio and decking terrace. Summer house. Garden to the front and driveway to the side, garage with attached workshop.

COUNCIL TAX Kirklees Council

Band C

TENURE Freehold

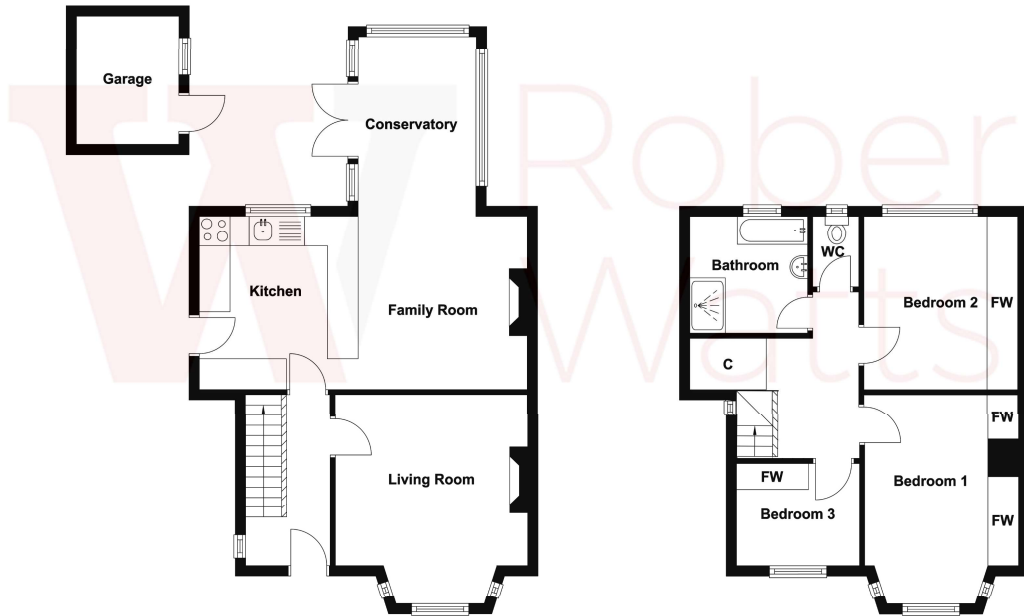
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Garage

Ground Floor

First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

01274 689589
 birkenshaw@robertwatts.co.uk
robertwatts.co.uk
 Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

[RWEstateAgents](#)
[@robertwatts_](#)

arla | propertymark naea | propertymark