



44 Woodhall Drive, Batley, West Yorkshire, WF17 7SW

Beautifully presented Semi Detached Bungalow that has been much improved in recent years. Provides 2 Bedroomed accommodation, along with Lounge and Kitchen. To the outside, there is a lovely south facing, enclosed and landscaped garden, and at the front driveway providing parking for up to 2 cars with access to the garage.

Situated in this popular location, close to Batley Town Centre. NOT TO BE MISSED.

Asking Price £190,000



01274 689589



birkenshaw@robertwatts.co.uk



robertwatts.co.uk

Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE



RWEstateAgents



@robertwatts_

arla | propertymark naea | propertymark

44 Woodhall Drive, Batley, West Yorkshire, WF17 7SW

SIDE ENTRANCE

HALLWAY

LOUNGE 16' x 11' (4.88m x 3.35m)

Feature fireplace with built in log burner.

KITCHEN 8' x 8' (2.44m x 2.44m)

Well equipped kitchen including a range of base and wall units, worktops and sink unit. Built in oven, hob and microwave.

BEDROOM1 11'10" x 8'10" (3.6m x 2.7m)

Sliding doors leading to the garden.

BEDROOM 2 8'10" x 8' (2.7m x 2.44m)

uPVC French doors leading to the garden. Access to;-

LOFT Boarded Loft via pull down loft ladder.

SHOWER ROOM/W.C. White suite.

OUTSIDE Garden to the front. Driveway providing parking for up to 2 cars at the side, leading to the garage. The rear of the property boasts a lovely, south facing, landscaped and enclosed low maintenance garden.

PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |