



## 82 Lady Ann Road, Soothill, Batley, WF17 0PY

WELL PRESENTED, Victorian end terrace with lovely OPEN ASPECT VIEWS over communal land to the front. The house is handily situated within close proximity of the train station and the local amenities, yet retains a more idyllic suburban feel due to open aspect. Offering a spacious footprint it comprises hall, living room, kitchen/diner, cellar, three well-proportioned bedrooms and a house bathroom. Externally to the front of the property is a low maintenance garden and to the rear is a private garden as well as off street parking to the side. Benefits from GCH & uPVC DG.

**Asking Price £155,000**

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## ENTRANCE HALL

### LOUNGE 15'1" x 14'9" max (4.6m x 4.5m max)

Fireplace and wall mounted TV point.

### KITCHEN DINER 18'1" x 7'3" max (5.5m x 2.2m max)

Range of wall and base units incorporating contrasting work top, inset ceramic sink and mixer tap. Double integral electric oven and gas hob plus extractor. Plumbing for auto washer and cupboard housing boiler. Rear door.

## CELLAR

### BEDROOM ONE 15'5" x 8'2" + robes (4.7m x 2.5m + robes)

Fitted wardrobes in alcove. Open aspect front views.

### BEDROOM TWO 11'2" (3.4) x 7'10" (2.4) max including bulk head cupboard

Open aspect front views.

### BEDROOM THREE 12'10" x 7'3" max (3.9m x 2.2m max)

Fitted wardrobes within alcove.

**BATHROOM** Three piece suite comprising bath with shower over, vanity sink and wc. Tiled walls and chrome heated towel rail.

**EXTERIOR** The property benefits from a pleasant lawned garden to the rear with storage shed and potential for off street parking to the side. Low maintenance garden to the front with lovely open aspect over common land.

Please note the neighbour has pedestrian rights of access over the side driveway.

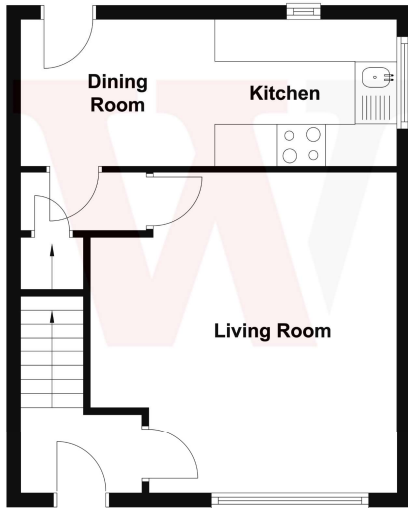
Council Tax Band A

EPC Rating - TBC

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.



**Ground Floor**



**First Floor**

