



## 25 Bunkers Lane, Batley, West Yorkshire, WF17 7QN

Stunning, CHARACTERFUL, TWO BEDROOM, double fronted COTTAGE with a enviable 95ft long, landscaped garden plot. This through-by-light home is located in this handily accessible location and stands due to the high specification internal finish with the lovely garden and driveway parking set back from the main road. Ideal for professional couples, downsizers or small families it warrants an internal inspection and comprises modern kitchen, lounge with wood burning stove, cellar, two double bedrooms and recently fitted bathroom. The well stocked garden has a pergola and decking, a lawned area, driveway parking and summerhouse with power that makes a great home office. Benefits from GCH & uPVC DG.

**Asking Price £200,000**

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## **KITCHEN 18'1" (5.5) x 5'7" (1.7) + 5'3" (1.6) x 4'7" (1.4) max**

L-shaped kitchen with quality wall and base units, complimentary worktops and 1.5 bowl ceramic sink and mixer tap. Rangemaster oven and 6 grill gas hob and extractor, integral fridge freezer, dish washer and washing machine.

**CELLAR** Useful vaulted cellar.

## **LOUNGE 17'9" x 11'6" max (5.4m x 3.5m max)**

A room that exudes character with beaming ceiling and feature stone fireplace with stove effect living flame gas fire. Dual aspect room.

**LANDING** Spacious landing area. Part boarded loft with ladder access.

## **BEDROOM ONE 11'6" x 10'6" max (3.5m x 3.2m max)**

Double bedroom with inbuilt wardrobes.

## **BEDROOM TWO 11'6" x 8'10" max (3.5m x 2.7m max)**

Double bedroom with fitted wardrobes and cupboard.

**BATHROOM** Recently fitted three piece suite with P-shaped bath with integral shower and glazed shower screen, vanity sink and WC with tiled walls and flooring.

**EXTERIOR** Enjoying a good sized, South facing plot with delightful 95ft long garden set back from Bunkers Lane. Accessed via security gates which makes this a super garden to 'shut off' and entertain. Landscaped area with artificial lawn, paved patio and pergola with long, tandem driveway for off street parking. Quality timber detached summerhouse with power, heating and internet connection making it a great home office.

## **OTHER INFORMATION**

Tenure - Freehold

Council Tax Band - B

EPC Rating - D

Please also 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 are required to do this by law. We outsource this process to our compliance partners Credas who charge a fee for this service.

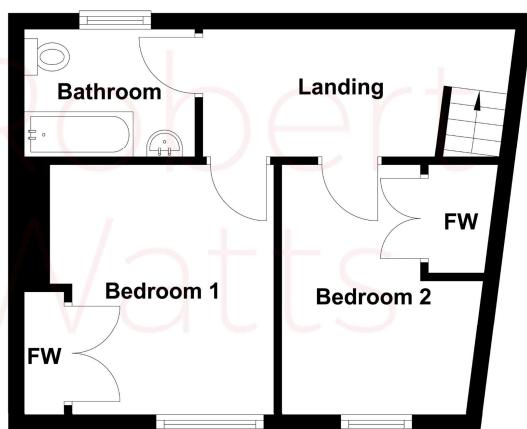
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



**Ground Floor**



**First Floor**



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