



96 White Lee Road, White Lee, Batley, WF17 8AF

For Sale by Modern Auction - Subject to Guide Price & Reservation fee - Guide Price £230000

Auction ends 31st March 2026

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A RARE OPPORTUNITY to purchase this three bedroom, DETACHED TRUE BUNGALOW which offers a wealth of possibilities to extend. Having a good sized, versatile footprint and large plot size it could easily be extended subject to planning and so therefore suits families as well as traditional bungalow buyers. Situated in this very popular location giving easy access to the amenities of Heckmondwike and Batley as well as well regarded Heckmondwike Grammar School, it requires updating but is priced to sell and offered with NO CHAIN. Comprises hall, two reception rooms, breakfast kitchen, three bedrooms and bathroom with garden and ample driveway parking to the front. To the rear is a sizeable garden with driveway access off Hollinbank Lane and detached double garage. Benefits from GCH & uPVC DG.

Guide Price £230,000

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ENTRANCE PORCH Leading to...

ENTRANCE HALL

LOUNGE 16'9" x 12'2" (5.1m x 3.7m)

Fireplace and living flame gas fire.

DINING ROOM 10'2" x 9'10" (3.1m x 3m)

This room offers potential to knock through into the kitchen to create a uper open plan dining kitchen, subject to building regulations.

BREAKFAST KITCHEN 12'2" x 10'2" max (3.7m x 3.1m max)

Range of wall and base units incorporating contrasting work top, one and half bowl sink and mixer. Electric cooker point and extractor. Plumbing for auto washer and useful pantry.

SUN PORCH 17'9" x 5'11" max (5.4m x 1.8m max)

Overlooking rear garden.

BEDROOM ONE 13'9" x 11'10" max (4.2m x 3.6m max)

Double bedroom with fitted wardrobes and dressing table.

BEDROOM TWO 12'2" x 10'2" (3.7m x 3.1m)

Double bedroom.

BEDROOM THREE 9'10" x 5'11" max (3m x 1.8m max)

Having fitted wardrobes.

BATHROOM Three piece suite comprising bath with integral shower over, bidet and inset hand wash basin. Cupboard housing wall mounted boiler.

SEPARATE WC

EXTERIOR The property occupies a good sized plot with gardens to the front and driveway parking with a lovely open aspect. To the rear is a good sized lawned and paved patio garden with double detached garage measuring 16'1 x 15'5 (4.9m x 4.7m) and double driveway with access of Hollinbank Lane.

Please note there are steps leading down from the house to the rear garden.

Tenure - Freehold

Council Tax Band - D

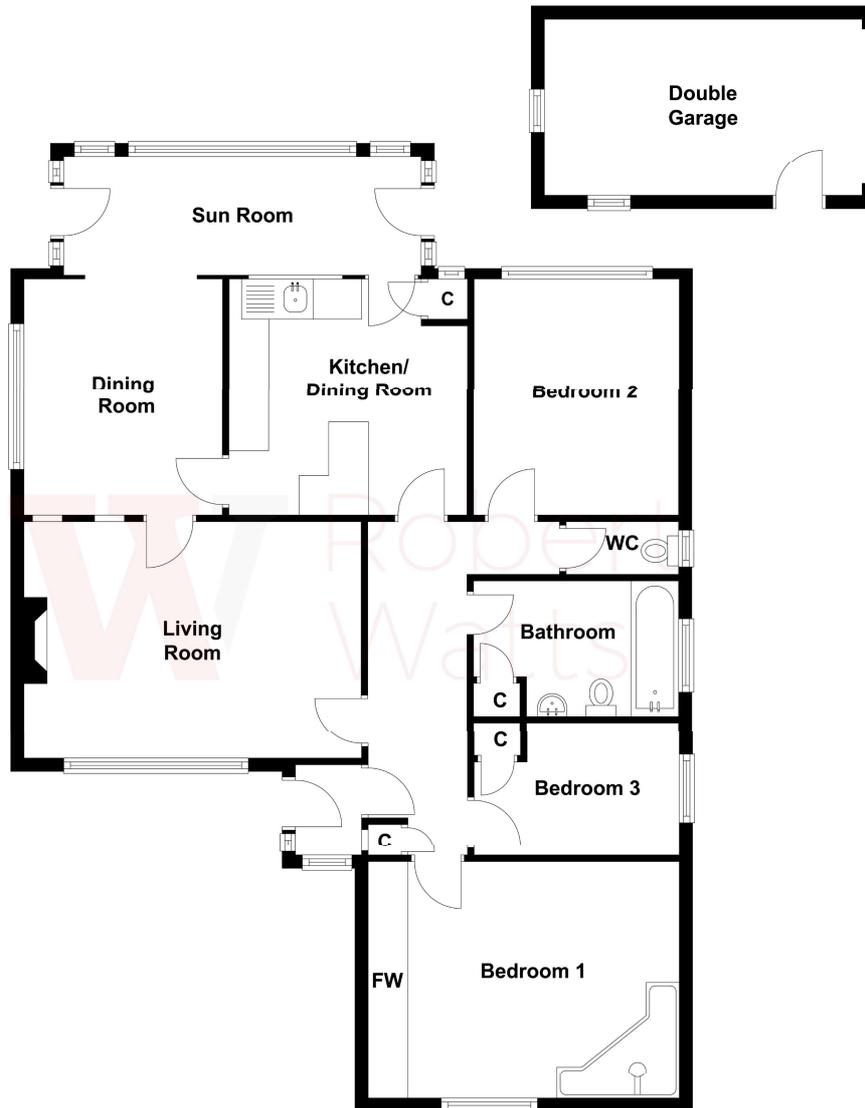
Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

EPC Rating -

MODERN METHOD OF AUCTION Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc. VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

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		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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