



16 South Bank Road, Batley, West Yorkshire, WF17 8EW

WELL PRESENTED, three bedroom semi detached house situated on this popular small cul-de-sac. Located in this highly accessible area close to the local amenities and schools, this lovely home has been in the same ownership for 34 years and makes a SUPER FAMILY HOME. Comprises hall, lounge, kitchen opening onto a conservatory/dining area which is great for entertaining, two first floor double bedrooms and bathroom with overall attic bedroom. Pleasant gardens to the front and rear and driveway parking with useful detached storage building. Benefits from GCH & uPVC DG.

Asking Price £225,000

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ENTRANCE HALL Featuring under stairs storage.

LIVING ROOM 12'6" x 11'10" max (3.8m x 3.6m max)

Fireplace with living flame gas fire.

KITCHEN 19' x 11'10" max (5.8m x 3.6m max)

Wall & base units, worktop, inset 1.5 bowl sink, island unit, cupboard housing boiler, double integral oven, five ring gas hob & extractor fan and space for US style fridge freezer. Open to;

CONSERVATORY/DINING AREA 11'6" x 6'3" max (3.5m x 1.9m max)

Radiator & double doors to garden.

MASTER BEDROOM 12'6" x 10'2" + Robes (3.8m x 3.1m + Robes)

Double bedroom with fitted wardrobes.

BEDROOM 11'10" x 9'6" max (3.6m x 2.9m max)

Double bedroom.

BATHROOM Modern four piece suite with glass walk in shower, vanity sink, WC, bath & tiled walls.

ATTIC BEDROOM 14'5" x 12'2" max (4.4m x 3.7m max)

With natural light and useful eaves storage.

Please note we understand this room was converted over 25 years ago but we are unsure if building regulations we obtained and we would advise all interested parties to make their own enquiries before proceeding.

EXTERIOR Driveway parking to the side, low maintenance garden & pond to front. Pleasant West facing garden that enjoys the afternoon sun with decking area and patio. Block built detached storage building/man cave with power.

OTHER INFORMATION Tenure: Freehold

Council Tax Band: B

EPC Rating: TBC

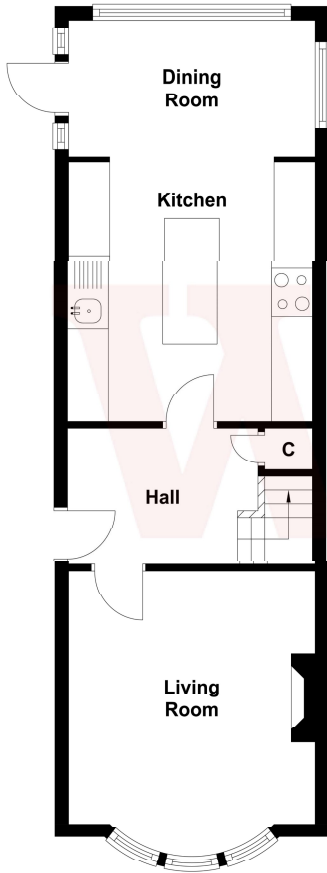
If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

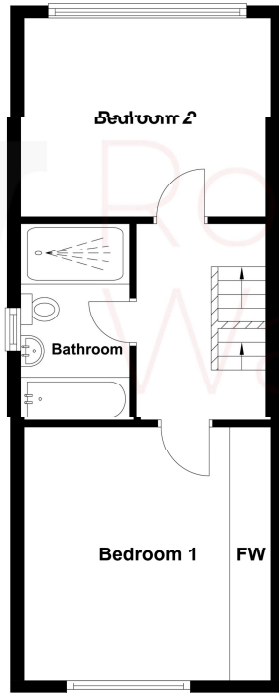
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Ground Floor



First Floor



Second Floor

