



3 Delmont Close, White Lee, Batley, WF17 8AQ

REALISTICALLY PRICED, three bedroom, semi detached true bungalow situated on this small cul-de-sac. Located in this highly popular area of White Lee offering easy access to the local amenities and schools of both Batley and Heckmondwike, the house is sold with NO CHAIN and offers a good sized footprint to suit traditional 'downsizers' and young families. Comprises kitchen, lounge, three bedrooms and shower room. Sits on a sizeable plot with with potential to extend and ample driveway parking, garage, large shed and pleasant gardens. Benefits from GCH & uPVC DG.

Asking Price £215,000

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KITCHEN 11'6" x 9'10" max (3.5m x 3m max)

Wall and base units with sink and mixer, plumbed for automatic washing machine. Wall mounted boiler. Side door.

INNER HALLWAY

LOUNGE 17'1" x 11'2" max (5.2m x 3.4m max)

BEDROOM ONE 13' x 11'2" max (3.96m x 3.4m max)

Double bedroom with French doors leading to the garden.

BEDROOM TWO 11'10" x 10'6" max (3.6m x 3.2m max)

Dual aspect double bedroom.

BEDROOM THREE 10'2" x 6'11" max (3.1m x 2.1m max)

BATHROOM Three piece suite comprising Wc, vanity sink glazed shower cubicle. Tiled walls and floor.

OUTSIDE Long driveway providing ample off street parking to side leading to a single, detached brick built garage with further storage shed to the rear.

Lawned garden to the front and good-sized, pleasant lawned and paved garden to the rear offering the potential to extend, subject to planning permission.

OTHER INFORMATION Tenure: Freehold

Council Tax Band: C

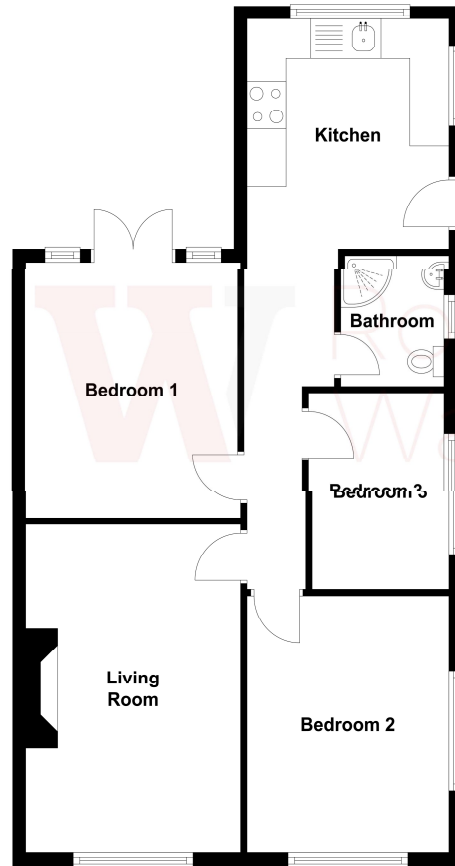
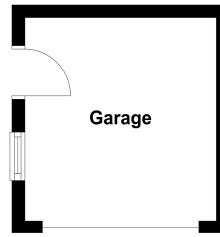
EPC Rating: C

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	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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