



The Hollies, 2C Field Head Lane, Birstall, West Yorkshire, WF17 9BE

SALE READY-QUICKER COMPLETION: Ask for more information.

GUIDE PRICE £345,000-£350,000: Superb "DORMER" DETACHED PROPERTY occupying a generous plot position that backs onto OAKWELL HALL COUNTRY PARK. Providing 3 BEDROOMS + LUXURY EN SUITE. Situated close to Birstall Town Centre and walking distance to both St Patricks Catholic Primary school and St Peters Primary School. For commuters J27/M62 is minutes away.

To the outside there are lawned gardens to both front and side elevations. Driveway leading to garage. At the back is lovely low maintenance garden that backs onto Oakwell Hall Country Park.

Guide Price £350,000 - £355,000

The Hollies, 2C Field Head Lane, Birstall, West Yorkshire, WF17 9BE

SALE READY LEGAL PACK The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

HALLWAY

DOWNSTAIRS WC Vanity sink unit. Heated towel rail.

LOUNGE 21' x 14'10" (6.4m x 4.52m)

21 foot Lounge, with focal point been the log burner and feature fireplace.

DINING ROOM 11' (3.35) x 8' (2.44) Approx - open to lounge

BREAKFAST KITCHEN 11'11" x 11'11" (3.63m x 3.63m)

Well equipped Kitchen, furnished with a modern range of units and breakfast bar. Built in oven, hob and microwave.

UTILITY ROOM Useful room that leads to the rear garden space.

LANDING

MASTER BEDROOM 13'11" x 11' (4.24m x 3.35m)

Good sized Master Bedroom that has view overlooking Oakwell Park.

EN SUITE 13'11" x 8'10" (4.24m x 2.7m)

Luxurious En Suite with a super modern suite, comprising on free standing bath. Vanity sink unit. Heated towel rail.

BEDROOM 2 13' x 8' (3.96m x 2.44m)

Built in wardrobes

BEDROOM 3 12' x 7' (3.66m x 2.13m)

Built in wardrobes.

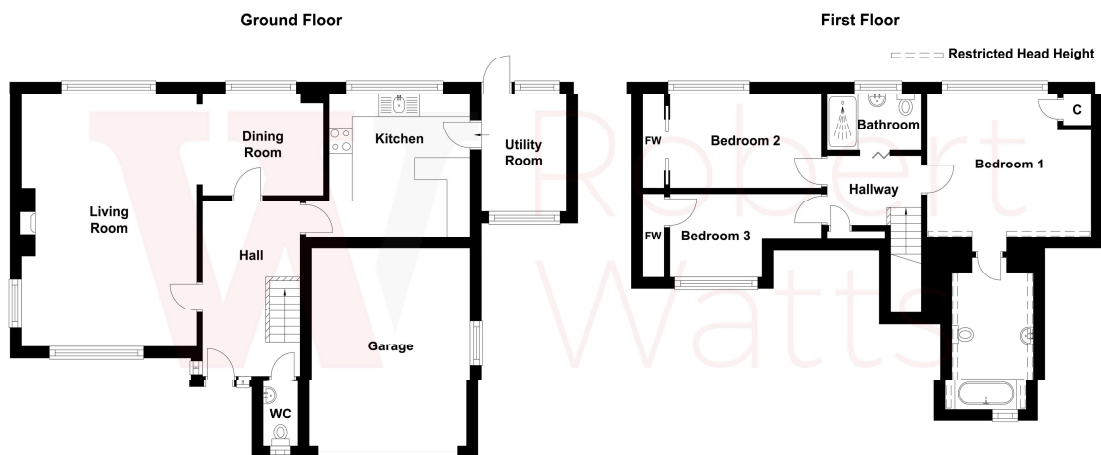
SHOWER ROOM/WC Super Shower room with "period style" fittings. Vanity sink unit. Roll top radiator.

OUTSIDE Offering a pleasant plot position that backs onto Oakwell Hall Country Park. Cobbled driveway to the front, with Attached Garage. Lawned fore and side garden. To the rear, pleasant, sunny, cottage style low maintenance and private garden that as stated overlooks Oakwell Hall Country Park.

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		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		