



**Birch Grove, Batley WF17 0RQ**

**welcome to**

**Birch Grove, Batley**

Situated on this popular road in the ever sought after area of Upper Batley and rare to the market is this well-presented six double bedroom detached property. Don't Delay... View Today!!!



### **Cloakroom**

WC, vanity wash hand basin, part tiled where visible, double glazed window to front, gas central heating radiator and access to integral garage.

### **Study**

11' 9" x 6' 8" ( 3.58m x 2.03m )

Double glazed window to side and gas central heating radiator.

### **Lounge**

23' 9" x 11' 8" ( 7.24m x 3.56m )

Two double glazed windows to rear, double glazed patio doors, electric fire place, two wall lights, telephone and TV points. Gas central heating radiator.

### **Kitchen**

19' 2" x 11' 8" ( 5.84m x 3.56m )

Fitted kitchen with a range of wall and base units, complementary work surfaces, splashback tiling, one and a half bowl sink drainer. Cooker hood, plumbing for washing machine and dishwasher and integrated fridge freezer. Gas central heating radiator, two double glazed windows to front and patio door to side.

### **Bedroom One**

15' 3" x 9' 3" ( 4.65m x 2.82m )

Double glazed window to rear and en-suite.

### **En-Suite**

Double glazed window to rear, shower cubicle with wall mounted shower, WC, wash hand basin and part tiled walls where visible.

### **Bedroom Two**

13' 5" x 12' ( 4.09m x 3.66m )

Two double glazed windows to rear and one double glazed window to side and gas central heating radiator. This room also has a usable kitchen which is perfect for any guests wanting to stay over.

### **Bedroom Three**

12' 9" x 8' 9" ( 3.89m x 2.67m )

Double glazed window to rear, gas central heating radiator and coving to ceiling.

### **Bedroom Four**

8' 10" x 6' 11" ( 2.69m x 2.11m )

Double glazed window to front, gas central heating radiator and coving to ceiling.

### **Bedroom Five**

12' 5" x 11' 8" (Into wardrobes) ( 3.78m x 3.56m (Into wardrobes) )

Double glazed window to front, built in wardrobes to one wall and gas central heating radiator.

### **En-Suite**

Double glazed window to front, shower cubicle, wash hand basin, WC, part tiling where visible and gas central heating radiator.

### **Bedroom Six**

10' 4" x 10' ( 3.15m x 3.05m )

Double glazed window to front, gas central heating radiator and coving to ceiling.

### **Exterior**

To the front of the property there is a driveway to the side, lawned gardens to front and sides that are stocked with mature plants and shrubs. The rear has a decked area and is lawned with mature plant and shrubs. There are also two gates at the property with lead to a park and allotments.

### **Double Integral Garage**

17' 6" x 16' 7" ( 5.33m x 5.05m )

Electric up and over door and contains power and lighting. This garage also contains a workshop at the back leading to access of the rear of the property.



**view this property online** [williamhbrown.co.uk/Property/DWS117785](http://williamhbrown.co.uk/Property/DWS117785)



welcome to

## Birch Grove, Batley

- Six Bedroom Detached Property
- 23 ft Lounge & 11ft Study
- Driveway & Double Integral Garage
- Downstairs cloakroom with WC
- Includes Granny Flat

Tenure: Freehold EPC Rating: E

Council Tax Band: F

**£550,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DWS117785](http://williamhbrown.co.uk/Property/DWS117785)



Property Ref:  
DWS117785 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01924 468900**



[Dewsbury@williamhbrown.co.uk](mailto:Dewsbury@williamhbrown.co.uk)



1 Market Place, DEWSBURY, West Yorkshire,  
WF13 1AE



[williamhbrown.co.uk](http://williamhbrown.co.uk)