



Kirkgate, Hanging Heaton Batley WF17 6DD

welcome to

Kirkgate, Hanging Heaton Batley

Guide Price £275,000 - £285,000 OUR HOUSE IN THE MIDDLE OF OUR STREET..... YOUR SEARCH ENDS HERE! Four bedroom extended semi-detached property situated in the ever popular area of Hanging Heaton, Batley. Don't miss it...view today!!!



Guide Price £275,000 - £285,000 Situated on Kirkgate in the popular area of Hanging Heaton, Batley is this fabulous four bedroom extended semi-detached property with a 18ft kitchen diner with snug, 15ft lounge with fireplace, 8ft Utility room and downstairs Wc. Upstairs there is three double bedrooms and one single bedroom, family bathroom. Externally, there is a small garden to the front, shared driveway to side leading to the detached garage and lawned rear garden. Lastly, there are far reaching views to the front across Batley onto Mirfield and beyond . The property is also perfectly positioned for access to Dewsbury and Batley town centres, all local amenities, public transport and schooling (Hanging Heaton Junior & Infant School is at the end of the road) and those wishing to travel further afield to Wakefield, Leeds and beyond, the M1/M62 motorway networks are nearby. William H Brown in Dewsbury recommend you view today to avoid missing out! You have been warned!

Lounge

15' 6" x 15' 10" (4.72m x 4.83m)

Kitchen / Diner/ Snug

18' 4" x 17' 8" (5.59m x 5.38m)

Utility Room

8' 9" x 8' 3" (2.67m x 2.51m)

Cloakroom

Bedroom One

10' 5" x 8' 9" (Into Wardrobes) (3.17m x 2.67m (Into Wardrobes))

Bedroom Two

11' 1" x 10' 4" (3.38m x 3.15m)

Bedroom Three

9' 9" x 8' 9" (2.97m x 2.67m)

Bedroom Four

7' 5" x 7' 1" (2.26m x 2.16m)

Bathroom

Exterior

Garage



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Kirkgate

- Guide Price £275,000 - £285,000
- Four Bedroom Semi-Detached Property
- 15ft Lounge, 18ft Kitchen/Diner/snug
- Far Reaching Views To The front
- Good Sized Rear Garden & Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS117860 - 0007

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