

## 9 Smithies Moor Rise Batley, WF17 8AX

£249,995

Freehold

\*\*\*\* TWO BEDROOM DETACHED TRUE BUNGALOW - CONSERVATORY - WELL ESTABLISHED GARDENS - DRIVE & DETACHED GARAGE \*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance hallway, lounge, fitted kitchen, conservatory, two double bedrooms (both having fitted furniture), bathroom. To the outside there are immaculately maintained gardens to the front and rear with patio area to the side. A cobbled driveway provides off street parking and leads to a single detached garage. Situated in a sought after area close to local amenities, an early viewing is highly recommended.





### WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW • SPACIOUS LOUNGE • CONSERVATORY TO REAR

#### **HALLWAY**

Door to side. Access to loft.

#### **KITCHEN**

9'2" x 8'2"

With base and wall units with inset stainless steel sink and drainer. Electric cooker and extractor hood. Plumbed for automatic washing machine. Tiled splashbacks.

Window to front, Radiator.

#### **LOUNGE**

17'4" x 12'5"

Fireplace surround with fitted gas fire. Coving to ceiling and wall light points. Window to front. Radiator.

#### **BATHROOM**

Fully tiled with three piece suite comprising: bath, pedestal wash hand basin, low flush wc. Ceramic tiled floor. Heated towel rail. Window to side.

#### **BEDROOM ONE**

13'5" x 11'1"

With fitted wardrobes and dressing table to one wall.

Radiator. Patio doors leading into:

#### **CONSERVATORY**

9'10" x 5'10"

French doors to rear. Radiator.

#### **BEDROOM TWO**

12'1" x 8'10"

With fitted wardrobes. Window to rear. Radiator.

#### **EXTERIOR**

Lawned garden to the front of the property with well stocked borders. Enclosed garden to the rear which is laid to lawn with paved patio area and well established shrubs and trees. Further patio area to the side of the property. Cobbled driveway providing off street parking and leading to single detached garage.

#### HOW TO GET THERE

From Birstall centre proceed down Smithies Lane and go straight on at the traffic lights onto Smithies Moor Lane.

Take the first left onto Smithies Moor Rise where number 9 will be found on the left hand side, signified by our For Sale board.





# • MODERN FITTED KITCHEN • FITTED BEDROOM FURNITURE • WELL MAINTAINED GARDENS













## **Additional Information**

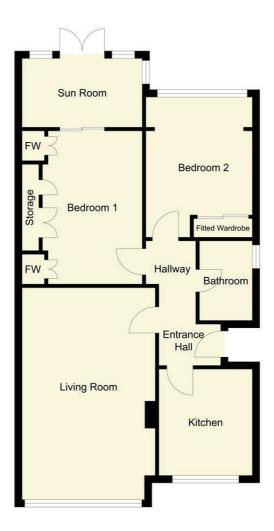
**Local Authority** - Kirklees Council

Council Tax - Band C

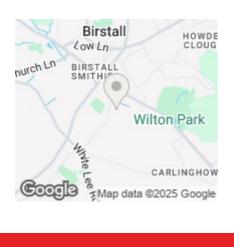
Viewings - By Appointment Only

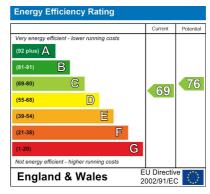
Floor Area - sq ft

**Tenure** - Freehold



## **Smithies Moor Rise**





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Birstall Lettings
Midland Bank Chambers
Smithies Lane
Birstall
Batley
West Yorkshire
WF17 9EB

01924 474456 info@localproperties.net http://www.localproperties.net/

