

local  
properties

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## 30 Moat Hill Farm Drive Batley, WF17 0HR

£1,200 PCM

\*\*\*\*\* THREE BEDROOM DETACHED FAMILY HOME - LOUNGE, DINING KITCHEN & CONSERVATORY - ENCLOSED GARDENS, DRIVE & GARAGE - AVAILABLE NOVEMBER 2025 \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance hall, lounge, dining kitchen, conservatory, landing, three bedrooms (with fitted wardrobes to bedroom one), bathroom. To the outside, there are gardens to three sides, drive and garage. Located close to all local amenities and with good motorway access, this property would make an ideal family home. Deposit - £1380.



• THREE BEDROOM DETACHED HOUSE • DEPOSIT - £1380 • EPC - D • LOUNGE & DINING KITCHEN

**ENTRANCE HALL**

Stairs to first floor. Door to front. Radiator.

**LOUNGE**

Fireplace surround with inset electric fire. Coving to ceiling. Wall light points. Understairs storage cupboard. Window to front. Radiator.

**DINING KITCHEN**

With base and wall units incorporating stainless steel sink unit. Electric cooker. Plumbing for automatic washing machine. Tiled splashbacks. Window to side and door to rear. French doors to:

**CONSERVATORY**

With french doors leading to the rear garden.

**LANDING**

Access to loft. Window to side.

**BEDROOM ONE**

With fitted wardrobes to one wall. Window to front. Radiator.

**BEDROOM TWO**

Window to rear. Radiator.

**BEDROOM THREE**

Window to rear. Radiator.

**BATHROOM**

Part tiled with three piece suite comprising: bath with shower over an screen, vanity wash hand basin, low flush wc with hideaway cistern. Ceramic tiled floor. Heated towel rail. Window to front.

**EXTERIOR**

Open plan lawned garden to the front of the property. Enclosed

garden to the rear and side which is mainly laid to lawn with paved patio, decked patio to the rear of the garage and gravelled area to the side. Driveway providing off street parking. Single detached garage.

**NOTE**

Children - yes

Pets - to be discussed

Smokers - outside only

The property is available November 2025





- CONSERVATORY TO REAR • FITTED WARDROBES TO BEDROOM ONE • GARDENS TO THREE
- SIDE • DRIVE & GARAGE • SOUGHT AFTER CUL-DE-SAC • AVAILABLE NOVEMBER 2025





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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

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