

local  
properties

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**57 Dark Lane  
Batley, WF17 7PP**

**£230,000**

**Freehold**

\*\*\*\*\* DETACHED HOUSE ON GENEROUS PLOT - TWO DOUBLE BEDROOMS & TWO RECEPTION ROOMS - THREE GARAGES/OUTBUILDINGS TO REAR - PRICED TO ALLOW FOR UPDATING - NO CHAIN \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, lounge, dining room, dining kitchen, guest wc, ground floor bedroom, landing, first floor bedroom, shower room. In addition, there are three spacious cellar rooms (two having access to the rear garden) with potential for development. To the outside, there is a lawned garden to the front, driveway to the side providing parking for several vehicles and three garages/outbuildings to the rear, again with scope for further development (subject to the necessary consent being obtained). Located close to all amenities, an early viewing of this property is advised.



- TWO BEDROOM DETACHED HOUSE • GENEROUS PLOT • TWO RECEPTION ROOMS • THREE SPACIOUS CELLAR ROOMS

### ENTRANCE PORCH

Door to front.

### VESTIBULE

Doors to lounge and dining room.

### LOUNGE

16'0" x 12'5"

Window to front. Electric fire. Radiator.

### LOBBY

Stairs to first floor.

### DINING ROOM

15'8" x 12'1"

Access to cellar. Windows to front and side. Radiator.

### DINING KITCHEN

14'5" x 11'5"

With base and wall units incorporating stainless steel sink.

Gas cooker point. Plumbing for automatic washing machine. Windows to side and rear. Radiator.

### GROUND FLOOR BEDROOM ONE

14'5" x 11'9"

Window to rear. Radiator.

### GUEST WC

Low flush wc and wash hand basin. Two windows to rear.

### CELLARS

There are three spacious cellar rooms (5.2m x 3.7m to the front of the property, 4.5m x 3.3m and 4.4m x 3.3m both having doors to the rear garden).

### LANDING

10'9" x 6'6"

Access to undereaves storage. Velux window to side. Radiator.

### BEDROOM TWO

15'8" x 9'2"

Window to front. Radiator.

### SHOWER ROOM

With three piece suite comprising: shower cubicle, pedestal wash hand basin, low flush wc. Window to rear. Radiator.

### EXTERIOR

Lawned garden to the front of the property. Driveway to the side providing off street parking for several vehicles. Further off street parking to the rear of the property. Block of three garages/workshops to the rear.



- GCH & PVCU DG • THREE GARAGES/OUTBUILDINGS TO REAR • LAWNED GARDEN & AMPLE OFF STREET PARKING

## DIRECTIONS

From Birstall centre proceed down Smithies Lane and turn left at the traffic lights onto Bradford Road. Continue for some distance and turn right at the traffic lights by The Salvation Army onto Stocks Lane. Go straight on at both sets of traffic lights onto Clerk Green Street which runs into Dark Lane. Number 57 will be found at the brow of the hill on the left hand side and is signified by our For Sale board.



• PRICED TO ALLOW FOR UPDATING • ENERGY RATING - D • NO CHAIN

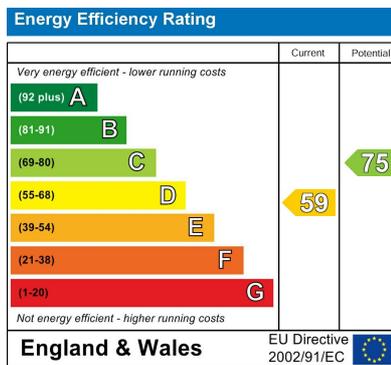




## Additional Information

**Local Authority** - Kirklees  
**Council Tax** - Band C  
**Viewings** - By Appointment Only

**Floor Area** - sq ft  
**Tenure** - Freehold



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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