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properties

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**11 Brentwood Close  
Batley, WF17 6NF**

**£167,950**

**Freehold**

\*\*\*\*\* THREE BEDROOM TOWN HOUSE - GCH & PVCu DG - FITTED BEDROOM FURNITURE - GARDENS FRONT & REAR - POPULAR CUL-DE-SAC - NO CHAIN \*\*\*\*\* The accommodation comprises: entrance hall, lounge with archway to dining area, fitted kitchen, rear porch, landing, three bedrooms (all with fitted furniture), shower room. To the outside, there are gardens to the front and rear and on street parking. Located off Soothill Lane, the property is ideally situated for access to all amenities and the nearby motorway network. With a new boiler fitted December 2024, this property would make an ideal family home and an early viewing is advised.



• THREE BEDROOM TOWN HOUSE • GCH & PVCu DG • NEW BOILER FITTED DEC 2024 • FITTED KITCHEN

### ENTRANCE HALL

Laminate flooring. Cloaks cupboard. Stairs to first floor.

Door to front. Radiator.

### LOUNGE

15'1" x 11'1"

Stone fireplace surround with inset electric fire. Coving to ceiling. Window to front. Radiator. Archway to:

### DINING AREA

10'2" x 9'10"

Coving to ceiling. Window to rear. Radiator.

### KITCHEN

13'9" x 7'10"

With base and wall units incorporating composite sink with drainer and mixer tap. Gas cooker. Plumbing for automatic washing machine. Tiled splashbacks. Walk in pantry.

Window to rear.

### REAR PORCH

7'10" x 5'10"

Ceramic tiled floor. Door leading to rear garden.

### LANDING

Coving to ceiling. Airing cupboard.

### BEDROOM ONE

10'9" x 9'6"

Coving to ceiling. Fitted wardrobes to one wall. Window to front. Radiator.

### BEDROOM TWO

10'9" x 9'6"

Coving to ceiling. Fitted wardrobes to one wall. Window to rear. Radiator.

### BEDROOM THREE

6'10" x 6'6"

Coving to ceiling. Fitted storage cupboard. Access to loft. Window to front. Radiator.

### SHOWER ROOM

Part tiled with three piece suite comprising: shower, vanity wash hand basin, low flush wc. Window to rear. Radiator.

### EXTERIOR

Paved and gravelled garden to the front of the property.

Enclosed paved garden to the rear. On street parking to the front, however the front garden could easily be adapted to provide off street parking (subject too the necessary consent being obtained).

### DIRECTIONS



- FITTED BEDROOM FURNITURE • SHOWER ROOM • GARDENS FRONT & REAR • CUL - DE - SAC LOCATION • EPC - tbc • NO CHAIN

From Birstall centre proceed down Smithies Lane and turn left at the traffic lights onto Bradford Road. Continue for some distance passing Tesco Extra on the right hand side. At the next set of traffic lights turn left onto Rouse Mill Lane and take the first left onto Soothill Lane. Brentwood Close is the fifth turning on the right where number 11 will be found at the head of the cul-de-sac, signified by our For Sale board.








## Additional Information

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

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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