

local  
properties

buy • sell • let



**62 Greenacres Drive  
Batley, WF17 9RA**

**£209,950**  
**Freehold**

\*\*\*\*\* THREE BEDROOM SEMI DETACHED - POPULAR CUL-DE-SAC - GARDENS FRONT & REAR, GARAGE & DRIVE - REALISTICALLY PRICED - IDEAL FAMILY HOME \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, guest wc, fitted kitchen, lounge, landing, three bedrooms, bathroom. To the outside, there are gardens front and rear, block paved driveway providing off street parking and attached single garage. Located close to all amenities, the property has easy access to Leeds City Centre with junction 27 of the M62 within half a mile. An ideal family home, viewing is recommended.





• THREE BEDROOM SEMI-DETACHED • GCH & PVCU DG • SPACIOUS LOUNGE WITH DINING AREA

### ENTRANCE HALL

Laminate flooring. Cloaks cupboard. Door to front.

### GUEST WC

Low flush wc and vanity wash hand basin. Extractor fan.

### LOUNGE

15'5" x 13'9"

Fireplace surround with marble back and hearth and living flame gas fire. Coving and dado rail. Stairs to first floor.

Door and window to front. Radiator.

### KITCHEN

8'10" x 7'10"

With base and wall units incorporating stainless steel sink and drainer. Gas cooker point. Plumbing for automatic washing machine. Tiled splashbacks and ceramic tiled floor. Window to front. Radiator.

### LANDING

Access to part boarded loft. Radiator.

### BEDROOM ONE

12'1" x 7'10"

With fitted wardrobes. Two windows to rear. Radiator.

### BEDROOM TWO

8'10" x 6'2"

Laminate flooring. Window to front. Radiator.

### BEDROOM THREE

8'10" x 7'6"

Window to front. Radiator.

### BATHROOM

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

### EXTERIOR

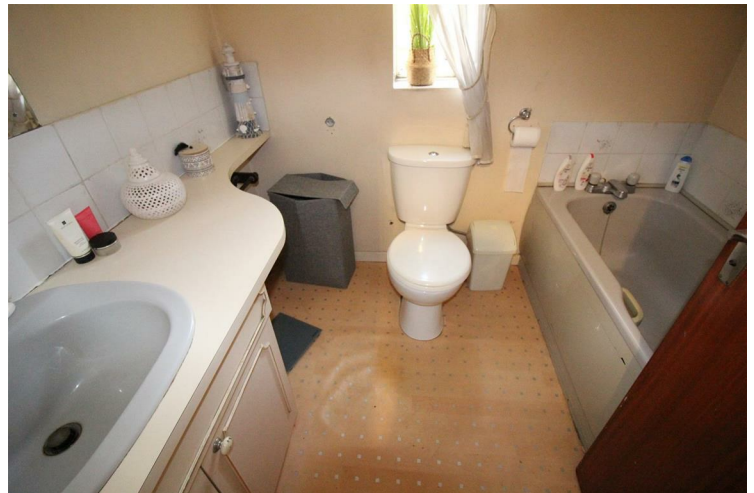
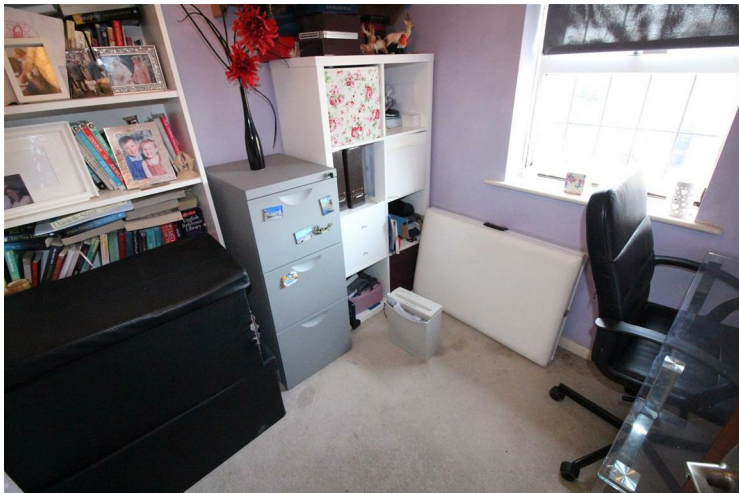
Lawned garden to the front of the property. Block paved driveway providing off street parking for two vehicles and leading to attached single garage. Tiered garden to the rear with gravelled patio and two further lawned areas beyond. Garden shed.

### HOW TO GET THERE

From Birstall centre proceed up Gelderd Road and at the brow of the hill turn right into Greenacres Drive. Turn left at the T junction where number 62 will be found on the right hand side, signified by our For Sale board.



- FITTED KITCHEN • GUEST WC • GARDENS FRONT & REAR • BLOCK PAVED DRIVEWAY & ATTACHED GARAGE





• CUL - DE - SAC LOCATION • CLOSE TO MOTORWAY NETWORK • ENERGY RATING - C





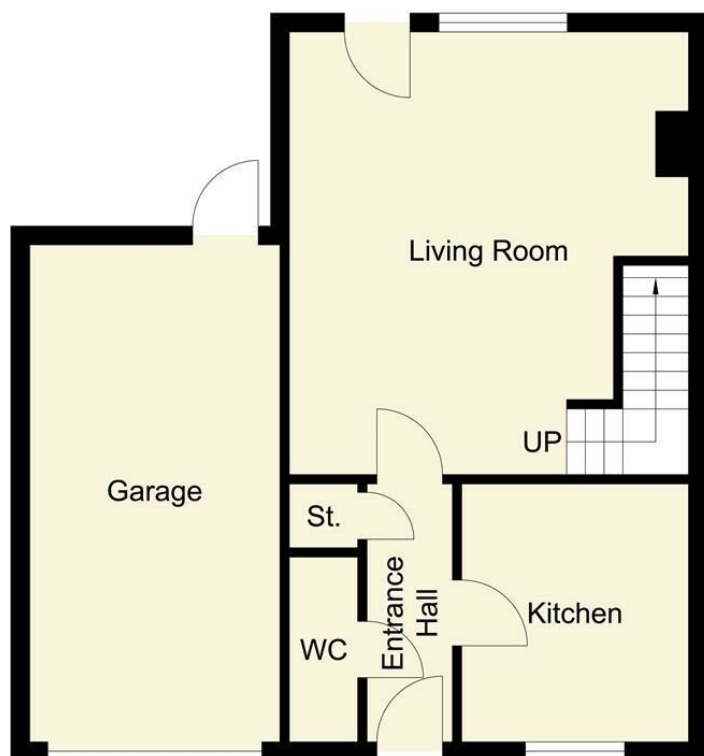


## Additional Information

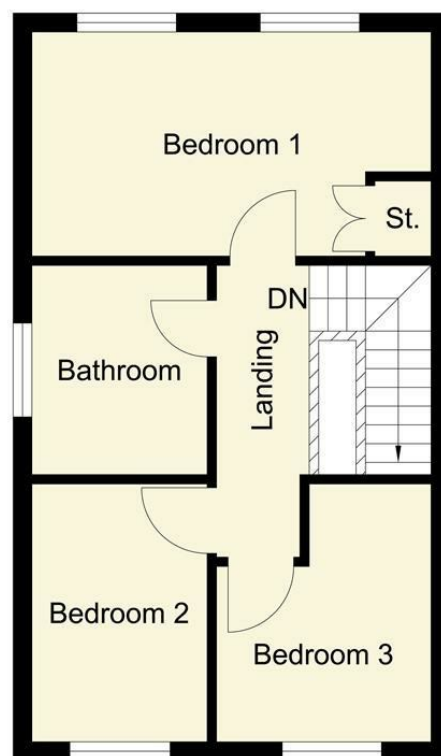
**Local Authority** - Kirklees  
**Council Tax** - Band C  
**Viewings** - By Appointment Only

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





Ground Floor



First Floor

## 62 Greenacres Drive



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	72	78
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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