



**49 Douglas Avenue
Batley, WF17 6HG**

£235,000
Freehold

***** THREE BEDROOM SEMI DETACHED - CONSERVATORY TO REAR - GARDENS FRONT & REAR, DRIVE & GARAGE - SOUGHT AFTER RESIDENTIAL AREA ***** This property has gas central heating, PVCu double glazing and solar panels and comprises: entrance hall, lounge, dining kitchen, conservatory, landing, three bedrooms, shower room. To the outside, there are low maintenance gardens to the front and rear, driveway to side and single garage. Situated in a popular residential area, the property is ideally located for access to Leeds and Wakefield as well as the nearby motorways. An ideal family home, viewing is recommended.



- Three Bedroom Semi Detached • GCH & PVCu DG • Solar Panels • Lounge & Dining Kitchen • Conservatory To Rear

Entrance Hall

Laminate flooring. Stairs to first floor. Understairs storage cupboard. Window to side and door to front. Radiator.

Lounge

15'0 x 11'0

Fireplace surround incorporating inset electric fire. Coving to ceiling. Bay window to front. Radiator.

Dining Kitchen

18'0x 11'0

With base and wall units incorporating composite sink. Eye level electric oven, ceramic hob and extractor hood. Plumbing for automatic washing machine and dishwasher. Tiled splashbacks and laminate flooring. Door to side and window to rear. Radiator. French doors to:

Conservatory

10'0 x 10'0

With door leading to rear garden.

Landing

Coving to ceiling. Access to loft. Window to side.

Bedroom One

14'0 x 9'0

With fitted wardrobes to one wall. Bay window to front. Radiator.

Bedroom Two

11'0 x 10'0

Coving to ceiling. Window to rear. Radiator.

Bedroom Three

8'0 x 7'0

Coving to ceiling. Window to front. Radiator.

Shower Room

Fully tiled with three piece suite comprising: shower, vanity wash hand basin, low flush wc. Inset spotlights. Heated towel rail. Window to rear.

Exterior

Low maintenance garden to the front of the property with a selection of plants and shrubs. Lawned garden to the rear with pergola and shrubbery borders. Driveway to the side providing off street parking. Single garage with power and light.



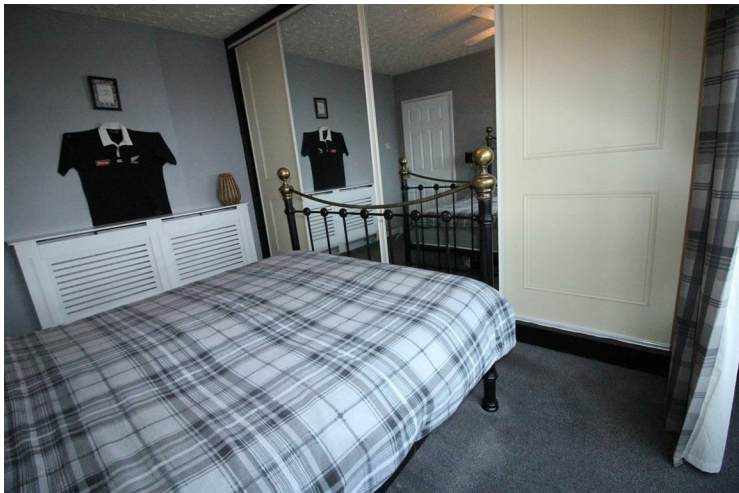
- Fitted Furniture To Bedroom One • Shower Room • Gardens Front & Rear • Driveway & Garage • Energy Rating - C

Directions

From Bradford Road turn left at the traffic lights by The Mill Village onto Station Road and take the first left onto Soothill Lane. At the brow of the hill turn left onto Manor Farm Drive and Douglas Avenue is the third turning on the left. Number 49 will be found on the right hand side, signified by our For Sale board.

Note

Solar panels are fitted at this property. We understand from the vendor that they generate an income of approximately £400 per annum.



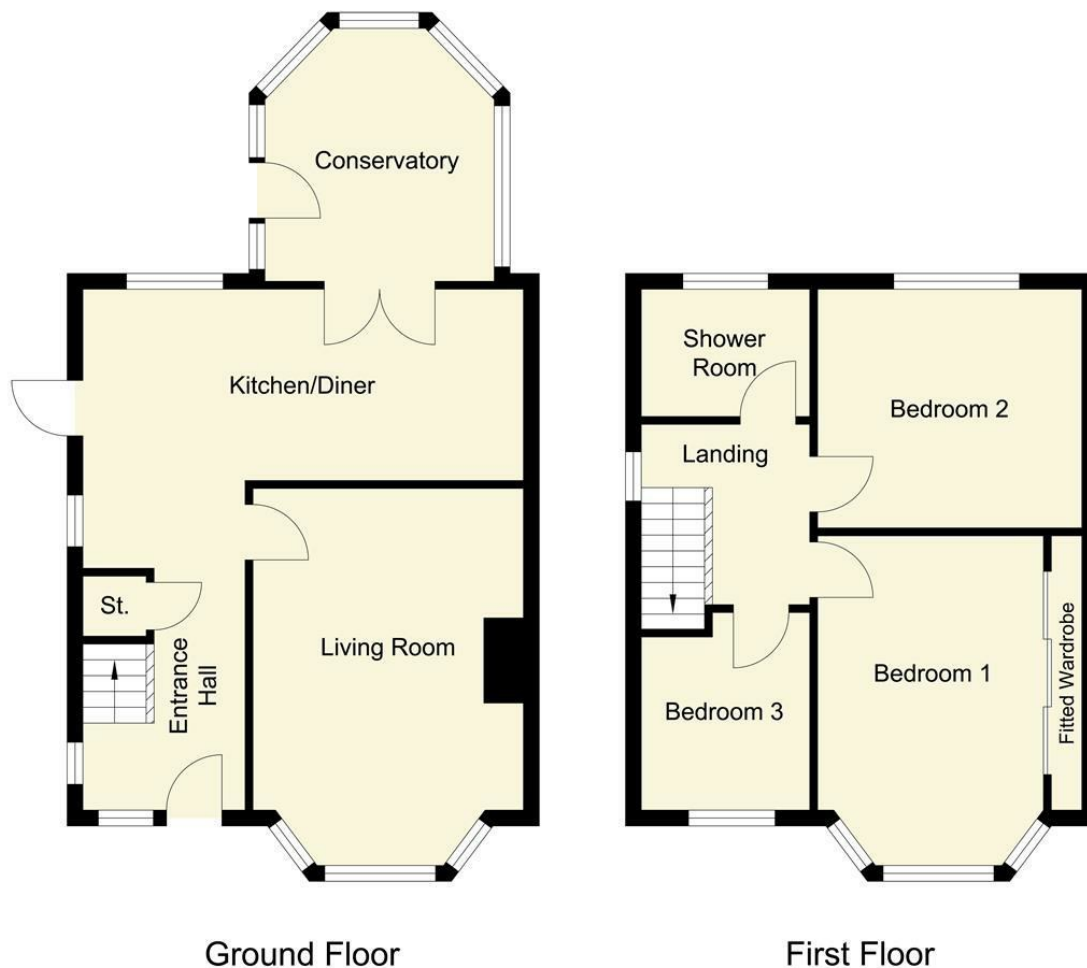




Additional Information

Local Authority -
Council Tax - Band
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold



49 Douglas Avenue



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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