



## 4 Copley Hill Batley, WF17 0DT

**£180,000**  
**Freehold**

\*\*\*\*\* THREE BEDROOM SEMI DETACHED HOUSE - CUL-DE-SAC LOCATION - GARDENS, DRIVE & GARAGE - NO CHAIN \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance hall, through lounge with dining area, fitted kitchen, landing, three bedrooms, bathroom. To the outside, there are gardens to the front and rear, driveway and single detached garage. Located in a cul-de-sac close to all amenities, the property is ideally placed for access to Leeds City Centre and the M62. Realistically priced, this property would make an ideal family home and viewing is recommended.



• THREE BEDROOM SEMI DETACHED • GCH & PVCu DG • THROUGH LOUNGE WITH DINING AREA

### ENTRANCE HALL

Stairs to first floor. Door to front. Radiator.

### LOUNGE WITH DINING AREA

20'9" x 12'8"

Fireplace surround with marble back and hearth and inset living flame gas fire. Parquet floor to dining area. Windows to front and rear. Two radiators.

### KITCHEN

7'2" x 6'6"

With base and wall units incorporating stainless steel sink unit. Electric hob and extractor hood over. Plumbing for automatic washing machine. Tiled splashbacks. Door to side and window to rear. Radiator.

### LANDING

Access to loft. Window to side.

### BEDROOM ONE

11'9" x 9'10"

Window to front. Radiator.

### BEDROOM TWO

9'10" x 8'6"

Window to rear. Radiator.

### BEDROOM THREE

7'1" x 5'6"

Window to front. Radiator.

### BATHROOM

Fully tiled with three piece suite comprising: bath with shower over, pedestal wash hand basin, low flush wc. Heated towel rail. Window to side.

### EXTERIOR

Garden to the front of the property with artificial lawn. Gravelled garden to the rear with flowerbeds beyond. Driveway to the side providing off street parking. Single detached garage.

### DIRECTIONS

From Birstall centre proceed along Nelson Street and go straight ahead at the traffic lights onto Leeds Road. Copley Hill is the third turning on the left where number 4 will be found on the left hand side, signified by our For Sale board.





- FITTED KITCHEN • BATHROOM WITH SHOWER • GARDENS FRONT & REAR • DRIVEWAY & DETACHED GARAGE • CUL - DE - SAC LOCATION • EPC - D • NO CHAIN





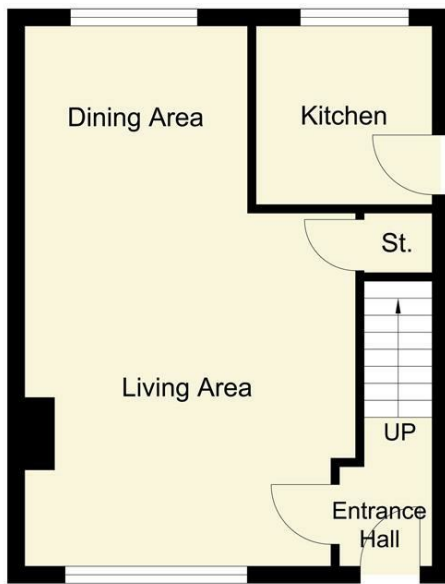




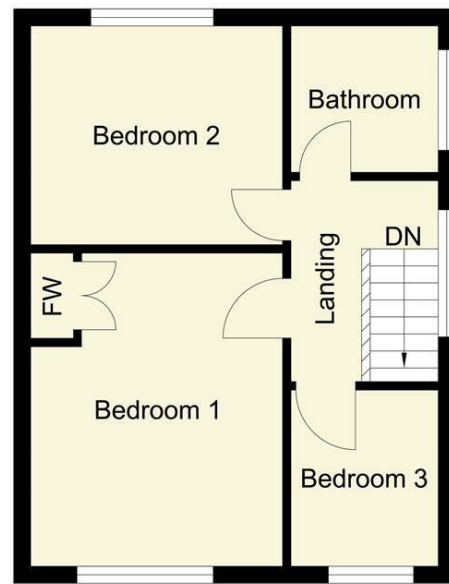
## Additional Information

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

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



Ground Floor



First Floor

## 4 Copley Hill



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		
	63	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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