



**28 Highfield Drive
Batley, WF17 9BG**

**£169,950
Freehold**

**** TWO BEDROOM SEMI DETACHED WITH CONSERVATORY - LARGER THAN AVERAGE GARDEN TO REAR - NO CHAIN **** This property has gas central heating and PVCu double glazing and comprises: side vestibule, dining kitchen, lounge, conservatory, landing, two double bedrooms with fitted furniture, bathroom with four piece suite. To the outside, there is an extensive lawned garden to the rear overlooking the Oakwell Hall estate, driveway to the side leading to a single detached garage and further off street parking to the front. Located close to all amenities and within easy reach of the M62, an early viewing of this property is advised.



- TWO BEDROOM SEMI DETACHED • GCH & PVCU DG • LOUNGE & DINING KITCHEN • CONSERVATORY

SIDE VESTIBULE

Pantry. Door to side.

DINING KITCHEN

16'4" x 10'9"

With base and wall units incorporating composite sink and drainer with mixer tap. Gas hob and electric oven.

Plumbing for automatic washing machine. Tiled splashbacks. Fitted gas fire. Windows to side and rear.

Radiator.

LOUNGE

13'1" x 10'9"

Fireplace surround with inset Living Flame gas fire. Coving to ceiling. Radiator. Door to:

CONSERVATORY

8'6" x 7'2"

Exposed wood flooring. Door to rear garden.

LANDING

Access to loft. Window to side.

BEDROOM ONE

13'9" x 10'9"

With fitted wardrobes. Window to rear. Radiator.

BEDROOM TWO

10'9" x 9'6"

With fitted wardrobes. Window to front. Radiator.

BATHROOM

Fully tiled with four piece suite comprising: bath, separate shower cubicle, pedestal wash hand basin, low flush wc.

Window to rear. Radiator.

EXTERIOR

Paved area to front providing off street parking. Driveway to the side leading to single detached garage with inspection pit. Extensive lawned garden with paved patio to the rear which backs onto the Oakwell Hall estate.

HOW TO GET THERE

From our office in Birstall go up Smithies Lane and turn left onto Low Lane. Take the second right onto Middlegate and Highfield Drive is the fifth turning on the left where number 28 will be found on the left hand side. The For Sale board is sited at the end of the street.



- FOUR PIECE BATHROOM SUITE • EXTENSIVE ENCLOSED REAR GARDEN • DRIVE, GARAGE & FURTHER OFF STREET PARKING TO FRONT • NO CHAIN • EPC - tbc







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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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