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22 NORTH BANK ROAD, BATLEY, WEST YORKSHIRE, WF17 8ES

**ASKING PRICE OF £189,950**







\*\*\*\*WELL PRESENTED EXTENDED FOUR BEDROOM SEMI DETACHED - ORIGINALLY TWO DWELLINGS - LOUNGE & SEPARATE DINING ROOM - EN-SUITE TO BEDROOM ONE - FITTED WARDROBES TO TWO BEDROOMS - GARDEN TO REAR \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance hall, lounge, dining room, kitchen, cellar, landing, master bedroom with en-suite shower room, two first floor bedrooms, bathroom, loft bedroom four. To the outside there is a low maintenance garden to the rear with on street parking to the front. Viewing is highly recommended to appreciate the size of accommodation on offer.

ENTRANCE HALL Composite door to front.

LOUNGE 18' 3" x 15' 4" (5.56m x 4.67m) Coving to ceiling. Window to front. Radiator.

DINING ROOM 15' 0" x 15' 0" (4.57m x 4.57m) Gas stove. Coving to ceiling and dado rail. Window to side. Radiator. Access to cellar.

CELLAR Providing extra storage space.





**KITCHEN** 13' 5" x 8' 5" (4.09m x 2.57m) Base and wall units with asterite sink and mixer tap. Tiled splashbacks. Gas hob, electric oven and extractor hood. Plumbed for automatic washing machine. Ceramic tiled flooring. Two windows to rear and door to side. Radiator.

**LANDING** Radiator.

**BEDROOM ONE** 13' 2" x 12' 3" (4.01m x 3.73m) With fitted wardrobes to recess. Window to front. Radiator. Door leading to:

**EN SUITE SHOWER ROOM** With three piece suite comprising: walk in shower, wash hand basin, low flush wc. Heated towel rail. Extractor fan.

**BEDROOM TWO** 11' 2" x 9' 8" (3.4m x 2.95m) With fitted wardrobes to recess. Window to rear. Radiator.

**BEDROOM THREE** 10' 5" x 5' 8" (3.18m x 1.73m) Window to side. Radiator.

**FAMILY BATHROOM** Fully tiled walls with three piece suite comprising: bath with shower over and screen, pedestal wash hand basin, low flush wc. Laminate flooring. Heated towel rail. Window to side.



**BEDROOM FOUR** 14' 6" x 10' 0" (4.42m x 3.05m) Velux window to rear. Laminate flooring. Radiator.

**EXTERIOR** Low maintenance paved garden to the rear of the property with on street parking to the front.

**DIRECTIONS** From Birstall Town Centre proceed down Smithies Lane and turn left at the traffic lights onto Bradford Road. Continue for some distance and turn right into Centenary Way. Turn left at the T junction into Cross Bank Road and take the second right into Cemetery Road. North Bank Road is the first turning on the right where number 22 will be found on the right hand side and is signified by our For Sale board.





22 North Bank Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56   D	76   C
39-54	E		
21-38	F		
1-20	G		