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properties

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3 WELBECK ROAD, BIRSTALL, BATLEY, WEST YORKSHIRE, WF17 9QG  
**ASKING PRICE OF £209,950**







\*\*\*\*\* EXTENDED THREE BEDROOM SEMI DETACHED - LOUNGE, DINING KITCHEN & CONSERVATORY - BOARDED LOFT ROOM - SOUTH FACING REAR GARDEN - AMPLE OFF STREET PARKING - PRIVATE CUL-DE-SAC - CONVENIENT FOR M62 \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, lounge, dining kitchen, conservatory, utility room, landing, three bedrooms, bathroom, loft room accessed via permanent staircase. To the outside, there is an excellent side rear garden with pond and outside store and off street parking for four vehicles to the front. Located in a private cul-de-sac, it gives easy access to local amenities and the M62. Viewing recommended.

ENTRANCE VESTIBULE Stairs to first floor. Laminate flooring. Door to front. Radiator.

LOUNGE 14' 9" x 11' 9" (4.5m x 3.58m) Multi fuel cast iron stove. Laminate flooring. Bay window to front. Radiator.

DINING KITCHEN 15' 0" x 12' 8" (4.57m x 3.86m) With an excellent range of base and wall units incorporating pot sink. Gas hob, electric oven and extractor hood. Fitted breakfast bar. Archway to:





CONSERVATORY 9' 5" x 8' 0" (2.87m x 2.44m)  
Laminate flooring. French doors to rear garden. Two radiators.

UTILITY ROOM 7' 2" x 5' 4" (2.18m x 1.63m) Plumbing for automatic washing machine. Cloaks cupboard. Window to rear and door to side. Radiator.

LANDING Access to loft room via permanent wood staircase. Window to side.

BEDROOM ONE 12' 0" x 9' 3" (3.66m x 2.82m) Exposed wood flooring. Fitted wardrobes and shelving to recess. Window to front. Radiator.

BEDROOM TWO 12' 2" x 8' 7" (3.71m x 2.62m)  
Window to rear. Radiator.

BEDROOM THREE 9' 1" x 6' 0" (2.77m x 1.83m)  
Laminate flooring. Storage cupboard. Window to side. Radiator.

BATHROOM Fully tiled with three piece suite comprising: bath with shower over and shower attachment, pedestal wash hand basin, low flush wc. Storage cupboard. Heated towel rail. Window to rear.



LOFT ROOM 12' 0" x 6' 0" (3.66m x 1.83m) Under eaves storage cupboards. Window to side.

EXTERIOR Off street parking to the front of the property for four vehicles. South facing rear garden with gravelled patio area. Ornamental pond with bridge over leading to lawned garden. Well established borders with a selection of plants and shrubs. Outside store (19' approx. x 6' approx.) which is secluded at the bottom of the garden.

DIRECTIONS From Birstall Town Centre proceed along Nelson Street and turn left at the traffic lights onto Gelderd Road. At the brow of the hill turn left onto Dark Lane and take the next left onto Raikes Lane. Welbeck Road is the first turning on the right hand side where number 3 will be found on the left, signified by our For Sale board.





**3 Welbeck Road**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		