



local
properties

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208 HEALEY LANE, BATLEY, WEST YORKSHIRE, WF17 8BN

ASKING PRICE OF £125,000



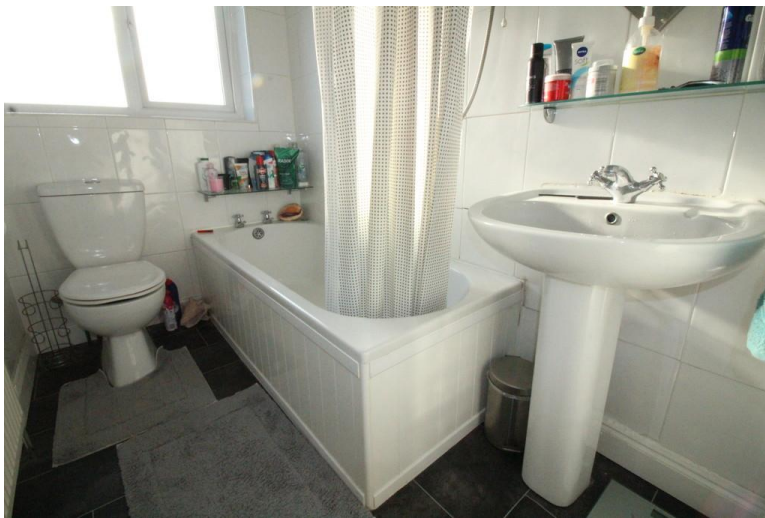


***** MODERN TOWN HOUSE - TWO DOUBLE BEDROOMS - LOUNGE & DINING KITCHEN - OFF STREET PARKING TO REAR - NO CHAIN ***** This well presented property has gas central heating and double glazing and comprises: entrance vestibule, lounge, dining kitchen, landing, two double bedrooms, bathroom. To the outside, there is a small garden to the front, enclosed low maintenance rear garden and off street parking. Located close to all amenities including Dewsbury & District Hospital, it has excellent transport links to neighbouring towns and cities and the motorways. Ideally suiting a couple or small family, viewing is recommended.

ENTRANCE PORCH Door to front.

LOUNGE 12' 3" x 11' 5" (3.73m x 3.48m) Fireplace surround with tiled back and hearth and inset electric fire. Stairs to first floor. Window to front. Radiator.

DINING KITCHEN 12' 4" x 11' 0" (3.76m x 3.35m) With base and wall units incorporating stainless steel sink unit. gas hob, electric oven and extractor hood. Plumbing for automatic washing machine and dishwasher. Tiled splashbacks. Fitted breakfast bar. Understairs storage cupboard. Laminate flooring. Window and door to rear. Radiator.



LANDING Access to loft.

BEDROOM ONE 12' 4" x 11' 4" (3.76m x 3.45m) Coving to ceiling. Window to front. Radiator.

BEDROOM TWO 11' 0" x 7' 4" (3.35m x 2.24m) Storage cupboard. Window to rear. Radiator.

BATHROOM Fully tiled with three piece suite comprising: bath with shower over, pedestal wash hand basin, low flush wc. Window to rear. Radiator.



EXTERIOR Small garden to the front of the property. Enclosed low maintenance garden to the rear with off street parking. Additional remote hardstanding area for parking/ garage.

DIRECTIONS From Birstall Town Centre proceed down Smithies Lane and go straight ahead at the traffic lights onto Smithies Moor Lane. Turn left at the cross roads onto White Lee Road and continue to the traffic lights at the end. Turn left onto West Park Road and take the first left onto Healey Lane. Number 208 will be found on the right hand side and is signified by our For Sale board. Access to the rear of the property is gained from Havercroft Way.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	75 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		