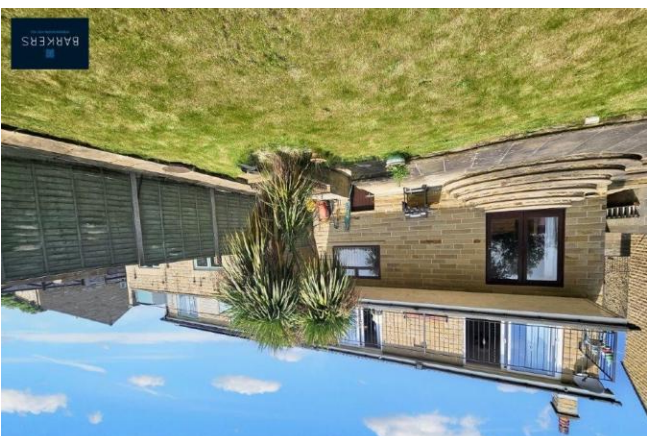
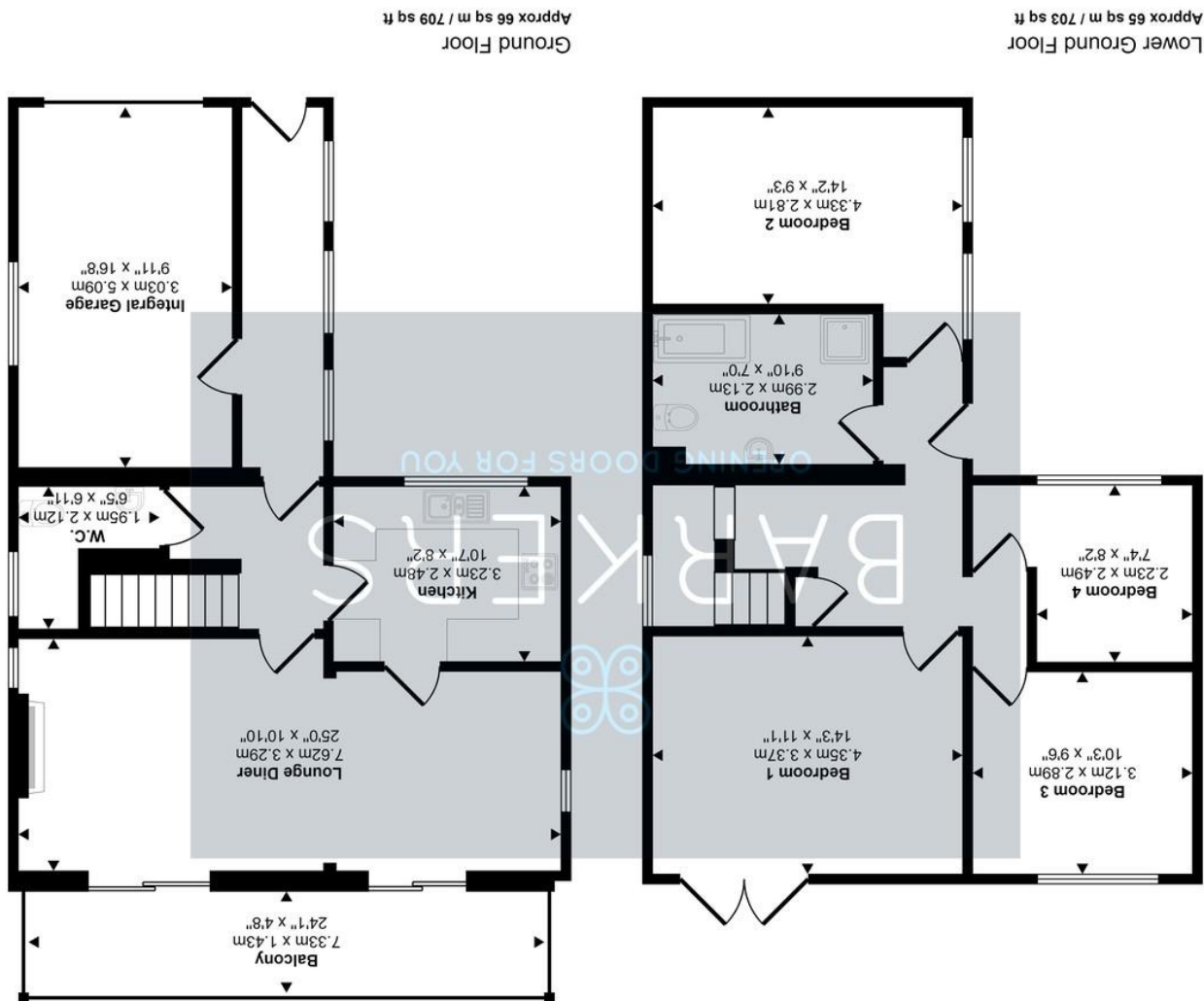


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		64 D	
			74 C



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



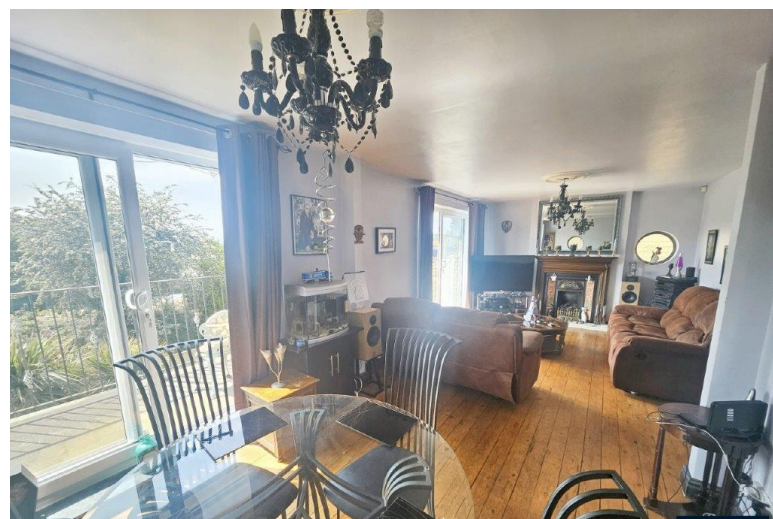
BARKERS
Select Collection

34 France Street

Soothill, Batley, WF17 6NU

Asking Price £308,700

- UNIQUE & DELIGHTFUL DETACHED
- ENTRANCE HALL, CLOAKS/WC
- KITCHEN
- 25FT LOUNGE/ DINER WITH BALCONY
- FOUR BEDROOMS (LOWER GROUND FOOR) & FAMILY BATHROOM
- LARGE INTEGRAL GARAGE, PARKING
- GARDENS & AMAZING VIEWS



Full Description

Offered for sale is this delightful and unique FOUR BEDROOMED detached property situated in a quiet location. Conveniently placed for town centre amenities, shopping outlets, schools and within easy access to bus station, train station and motorway network. The spacious accommodation briefly comprises: Entrance hall, cloaks/WC, 25ft lounge with dining area and balcony, kitchen, four bedrooms (lower ground floor) and family bathroom. Externally there is a large integral garage and gardens. This property would make the perfect family home and must be viewed to be fully appreciated.

ENTRANCE HALL

An external door leads into the entrance hallway. Tiled floor. Door to inner hallway and door to integral garage.

INNER HALL

Wood stripped floor. Doors to cloaks/WC, kitchen and lounge.

CLOAKS/ WC

Contains a low flush WC and wash hand basin. Wood stripped floor.

KITCHEN

10' 7" x 8' 2" (3.23m x 2.49m)

The kitchen has a fitted range of wall and base units, 1 1/2 bowl sink with mixer tap and complementary work surfaces. Electric oven, gas hob and extractor over. Space for fridge. Door to the lounge.

LOUNGE THROUGH DINING AREA

25' 0" x 10' 10" (7.62m x 3.3m)

This spacious room has x2 sets of patio doors allowing in plenty of natural lighting that lead on to the balcony having views over the garden and beyond. Feature fireplace with inset gas fire.

LOWER GROUND FLOOR

INNER HALL

Doors to four bedrooms, bathroom and out to the garden.

BEDROOM ONE

14' 3" x 11' 1" (4.34m x 3.38m)

Double bedroom. Patio doors lead to the rear garden.

BEDROOM TWO

14' 2" x 9' 3" (4.32m x 2.82m)

Double bedroom

BEDROOM THREE

10' 3" x 9' 6" (3.12m x 2.9m)

Double bedroom.

BEDROOM FOUR

8' 2" x 7' 4" (2.49m x 2.24m)

Small double bedroom.



BATHROOM

9' 10" x 7' 0" (3m x 2.13m)

The bathroom contains a four piece suite comprising of wash hand basin, low flush WC, bath and shower cubicle. Complementary tiled walls and floor. Extractor fan.

EXTERNAL

The property has a driveway providing ample parking and an integral garage. There is a secluded private side garden with low maintenance artificial lawn. The rear also provides a good degree of privacy ideal for relaxing and entertaining with lawned and paved patio areas. Amazing views.

ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax - Band C

DIRECTIONS

From our Birstall office travel left on Low Lane, continue to the traffic lights and turn right into Huddersfield Road. At the next set of traffic lights turn left into Bradford Road and proceed long into Batley. Turn left at the traffic lights at Batley Mill Village into Rouse Mill Lane then left into Soothill Lane. Continue along and turn right into France Street where the property will be easily visible by our For Sale board.

