



Bramble Cottage, 18 Track Mount

Batley, WF17 7AF

For Sale £180,000

Holroyd Miller are delighted to offer for sale this much improved and well presented three bedroom Detached house, set back from the main road on Track Mount, enjoying an enviable position which can only be fully appreciated by a detailed inspection of the property inside and out. Gas centrally heated, part uPVC double glazed, this stylish home provides; Central Entrance Hallway, spacious Through Dining Kitchen with stylish units, large Lounge with spacious Conservatory off, first floor Landing, three Bedrooms, a Bathroom with white and chrome suite featuring spa bath with shower over. Externally, the property has a wide drive leading to a former over-sized Detached Garage, currently used as a workshop, but readily reconverted back to a garage. Gardens to four sides, set mainly to lawn and also a barbeque area. Also conveniently located for northern motorway network and mainline railway stations at either Batley or Dewsbury. An early appointment is therefore strongly advised to avoid disappointment. EPC Rating – D60

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CENTRAL ENTRANCE HALLWAY

Stairs leading to first floor landing, door to dining kitchen, door to lounge.

DINING/KITCHEN

16' 1" x 8' 10" (4.91m x 2.71m) Measurements excluding recess by door to rear garden and under stair store cupboard. A delightful through dining kitchen, updated with a range of gloss, cream fronted wall and base units, with solid granite work surface, with an underset stainless steel one and a half bowl sink with swan neck contemporary mixer tap. Inset, four ring De Dietrich induction hob with contemporary stainless steel hood over and multi-function electric oven under. Plumbing for washing machine and compact dishwasher. Integrated fridge and freezer. Concealed Ideal Combination central heating boiler. Mosaic travertine splashbacks. Wiring for music system. Radiator, uPVC window, single glazed window and inset spotlights. Plinth mood lighting.

LOUNGE

16' 0" x 12' 5" (4.9m x 3.8m) A spacious and well proportioned lounge with electric flame effect fire with bevelled edge tiled back. Slate surround and tiled hearth. Radiator, window, double doors leading to conservatory and wiring for music system.

CONSERVATORY

11' 10" x 9' 10" (3.63m x 3m) Of uPVC construction, with radiator and electric powerpoints and provision of cabling for electric light.

LANDING

Spindle balustrade, radiator, doors to three bedrooms and bathroom. Over stairs store cupboards.

MASTER BEDROOM

16' 0" x 9' 0" (4.88m x 2.75m) A spacious double bedroom with measurements including a range of furniture of wardrobes, cupboards and drawers and radiator beneath uPVC window. Loft access.

FRONT BEDROOM 2

9' 3" x 9' 5" (2.84m x 2.88m) Radiator beneath uPVC window.

REAR BEDROOM 3

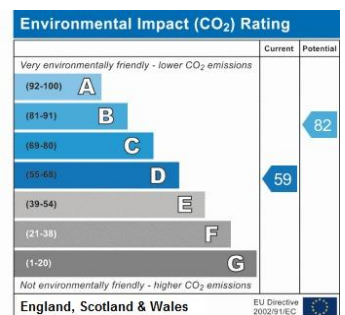
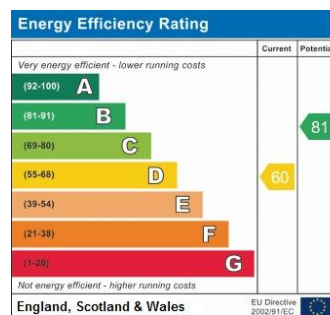
6' 5" x 9' 5" (1.97m x 2.88m) Radiator beneath single glazed window.

BATHROOM

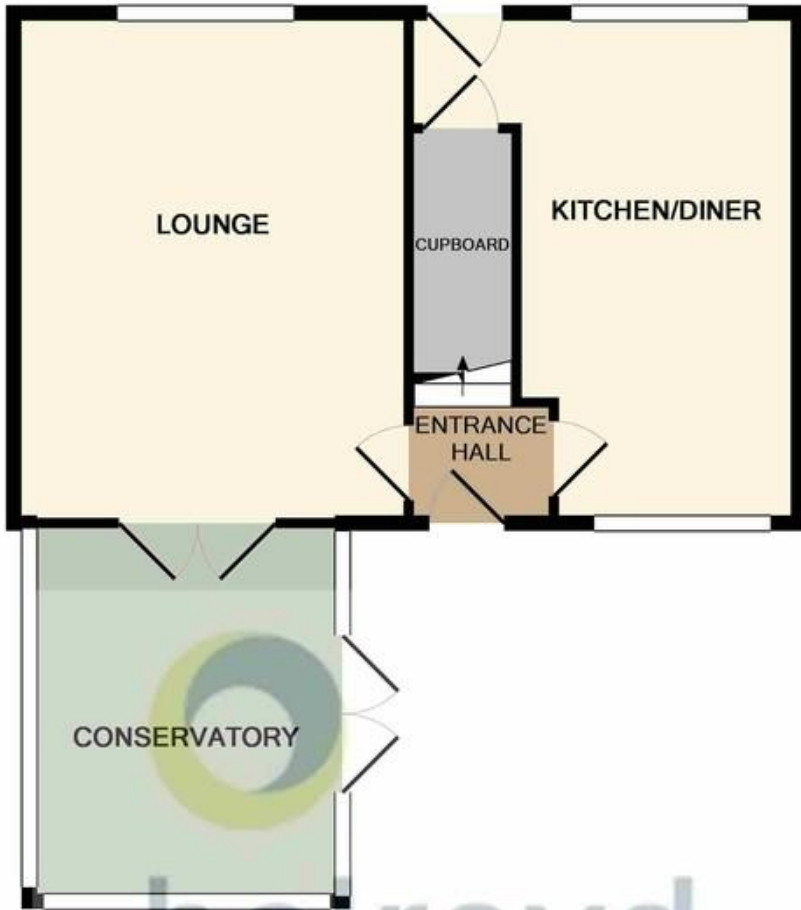
5' 4" x 5' 10" (1.65m x 1.8m) Stylishly updated with contemporary white and chrome suite. Reversed P-shaped air injection spa bath with mixer tap, semi circular shower screen and thermostatic mixer shower over. Vanity wash hand basin with monoblock mixer. Dual flush WC. Chrome centrally heated towel rail. Fully tiled walls. Granite windowsill to uPVC window. Down lighters. Tile effect floor.

OUTSIDE

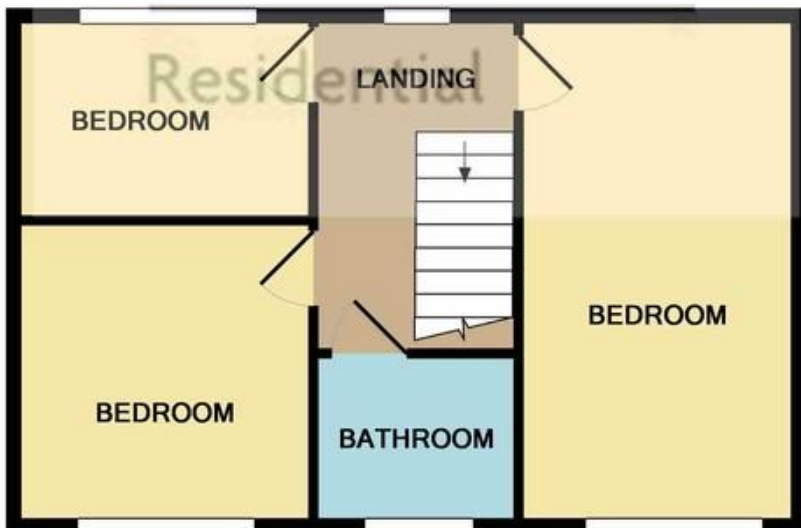
To the front of the property there is a wide drive with garden aside leading to an outdoor workshop. The well screened garden to the front which is screened with new fencing and Conifers is set to lawn and there is a path leading to the front door. To the far side of the property, there is additional garden area and barbeque. The rear garden is set mainly to lawn with flowering shrub borders and the out building is in two parts. The left hand side measuring 5.03m x 2.51m with light, power and uPVC window. The right hand workshop measures 5.06m x 1.88m and also has light and power. Please note that this originally was a garage and at the divide between the two parts is a sub-partition which is easily removed.







holroyd
GROUND FLOOR
miller



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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