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1 WOOD LANE, HANGING HEATON, BATLEY, WEST YORKSHIRE, WF17 6EF  
**ASKING PRICE OF £149,950**





\*\*\*\*\* CHARMING THREE BEDROOM STONE COTTAGE - OPEN PLAN LOUNGE WITH KITCHEN AREA WITH SOLID FRENCH OAK FLOORING - EXPOSED BEAMS & EXPOSED BRICK WALLS - NO CHAIN \*\*\*\*\* This unusual property has gas central heating and PVCu double glazing and comprises: spacious open plan lounge with kitchen area, utility room, landing, three first floor bedrooms, bathroom with freestanding bath. To the outside there is an enclosed patio garden with on street parking. Set back from the main road, it is ideally located for all local amenities including Batley Train Station with easy access to the motorways. Offering deceptively spacious accommodation, viewing is recommended

UTILITY ROOM 11' 3" x 4' 6" (3.43m x 1.37m)  
Composite front entrance door. Stairs to first floor. Gas central heating radiator. Exposed brick walls. Plumbed for automatic washing machine and dishwasher.

OPEN PLAN LOUNGE AND KITCHEN 21' 2" x 18' 5" (6.45m x 5.61m) Two PVCu double glazed windows to rear and PVCu double glazed window to front. Two gas central heating radiators. Solid French Oak flooring, beams and exposed brick walls. Base, wall and glass display units incorporating Belfast sink. Tiled



splashbacks. Gas cooker point. Beams to ceiling.

LANDING Access to loft.

BEDROOM ONE 12' 4" x 8' 6" (3.76m x 2.59m) PVCu double glazed window to front. Gas central heating radiator.

BEDROOM TWO 12' 8" x 9' 5" (3.86m x 2.87m) PVCu double glazed window to rear. Gas central heating radiator.

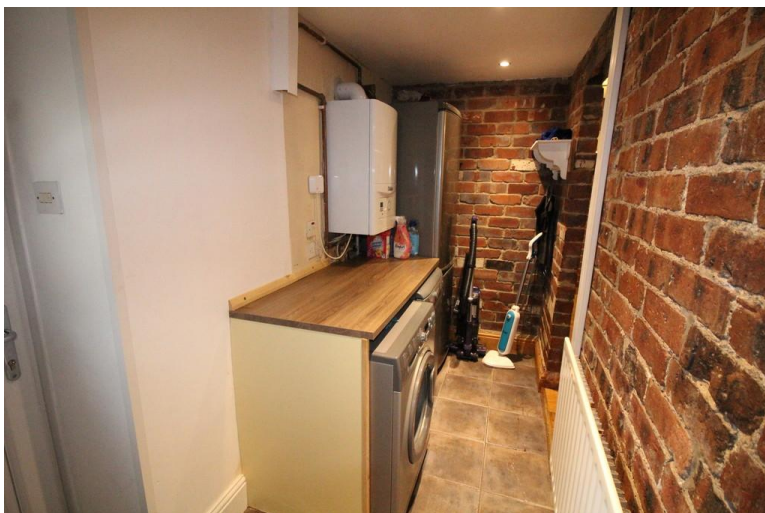
BEDROOM THREE 10' 7" x 6' 4" (3.23m x 1.93m) PVCu double glazed window to rear. Gas central heating radiator.

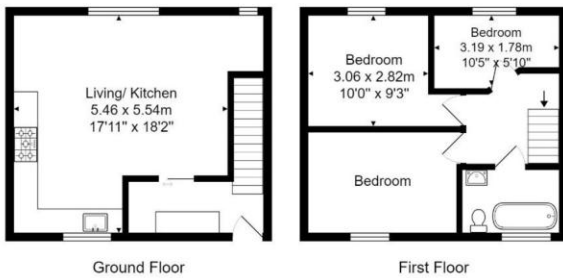


BATHROOM PVCu double glazed window to front. Fully tiled with three piece suite comprising: freestanding roll top bath with shower attachment, pedestal wash hand basin, low flush wc. Exposed wood flooring. Victorian style radiator with heated towel rail.

EXTERIOR Enclosed paved patio garden to the front of the property with garden store.

HOW TO GET THERE From Dewsbury Town Centre proceed up Crackenedge Lane which runs into Commons side. Wood Lane is the fourth turning on the left where number 1 will be found on the left hand side, set back from the main road and is signified by our For Sale board.





Total Area: 70.8 m<sup>2</sup> ... 762 ft<sup>2</sup>

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Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B		
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		