



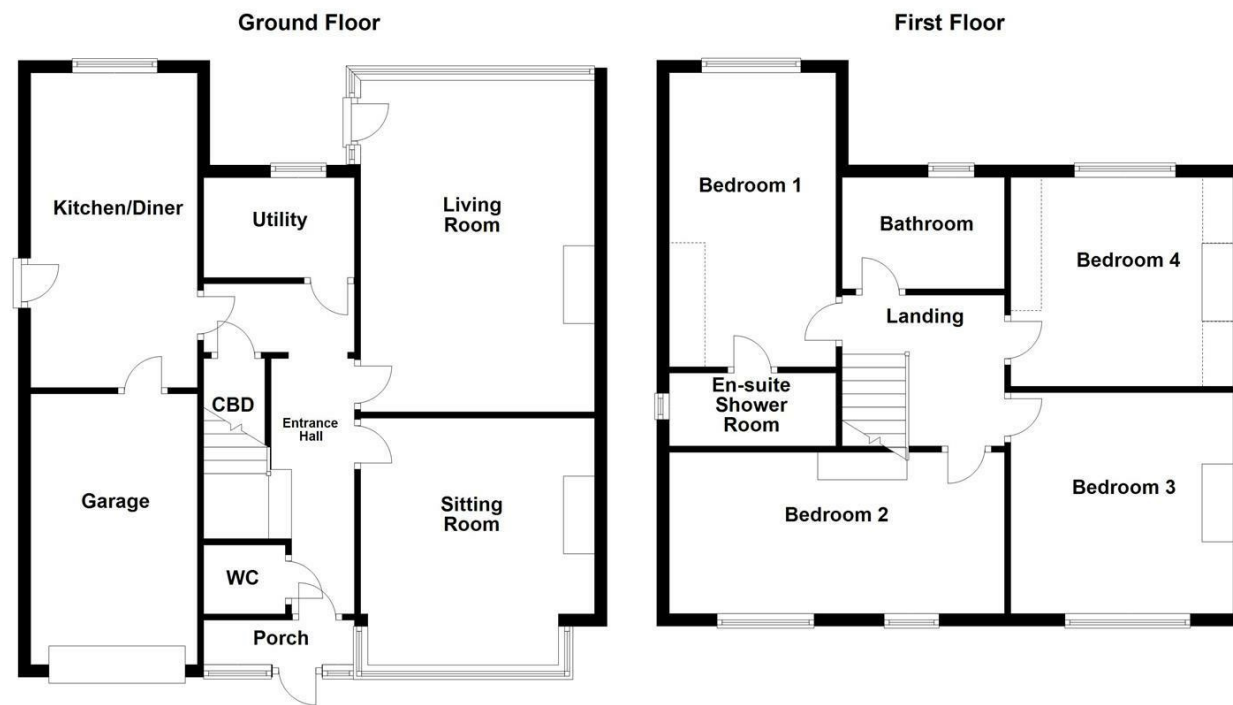
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## 191 Soothill Lane, Soothill, Batley, WF17 6EX

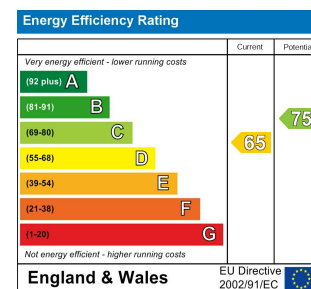
For Sale Freehold Guide Price £285,000 - £295,000

Situated in Batley is this extended four bedroom semi detached home benefiting from generous room sizes, off road parking and an enclosed rear garden. It is certainly not a property to be missed.

The accommodation briefly comprises entrance porch, entrance hall, downstairs w.c., living room, sitting room, utility and kitchen diner. There is also access to the integral garage. To the first floor landing there is loft access, four bedrooms and the house bathroom/w.c. Bedroom one benefits from en suite shower room facilities. To the front there is a laid to lawn garden with hedged borders. There is also a tarmac driveway providing off road parking and is enclosed by timber fencing and hedging with an iron gate at the front leading to the integral single garage with manual up and over door, power and light. Outside to the rear the garden is laid to lawn incorporating paved patio areas ideal for outdoor dining and entertaining with planted borders enclosed by walls and timber fencing.

This property would make an ideal purchase for the growing family or even the commuter looking to travel further afield with transport links close by.

Only a full internal inspection will show all that is on offer at this home and an early viewing comes highly advised to avoid disappointment.



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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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## ACCOMMODATION

### PORCH

8'6" x 2'4" [2.6m x 0.72m]

UPVC double glazed front door leading into the porch. UPVC double glazed window to the front and into the living room. Door into the entrance hall.

### ENTRANCE HALL

13'5" x 7'2" max x 6'5" min [4.1m x 2.19m max x 1.98m min]

Stairs to the first floor landing, doors to the utility, kitchen diner, sitting room, living room and downstairs w.c. Coving to the ceiling, ceiling rose and central heating radiator.

### DOWNSTAIRS W.C.

3'7" x 4'3" [1.11m x 1.32m]

Central heating radiator, extractor fan, low flush w.c., wall mounted wash basin with mixer tap.

### SITTING ROOM

12'5" x 13'1" max x 10'4" min [3.79m x 3.99m max x 3.15m min]

Central heating radiator, box UPVC double glazed window to the front and partially into the porch, coving to the ceiling and ceiling rose. Decorative fireplace with tiled surround and wooden mantle.



## LIVING ROOM

17'7" x 12'4" max x 10'9" min [5.37m x 3.78m max x 3.29m min]

Coving to the ceiling, ceiling rose, picture rail, dado rail, UPVC double glazed window to the rear, UPVC double glazed door to the rear, central heating radiator, gas fireplace with stone heart surround and mantle.



## UTILITY ROOM

7'1" x 5'5" [2.16m x 1.66m]

Frosted UPVC double glazed window to the rear, a range of base units with laminate work surface over, space and plumbing for under counter washing machine and dryer. Stainless steel sink and drainer with mixer tap, Worcester combi boiler.

## KITCHEN DINER

16'7" x 9'4" [5.07m x 2.86m]

Frosted UPVC double glazed door to the side, UPVC double glazed window to the rear, door leading to the garage, central heating radiator, coving to the ceiling. The kitchen has a range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated dishwasher, integrated double oven and four ring electric hob with extractor hood above, integrated fridge.



## GARAGE

14'4" x 9'5" [4.37m x 2.89m]

Power, light, manual up and over door.

## FIRST FLOOR LANDING

Loft access, coving to the ceiling, ceiling rose, doors leading to bedrooms and house bathroom/w.c.

## BEDROOM ONE

15'6" x 9'4" [4.73m x 2.85m]

Central heating radiator, UPVC double glazed window to the rear, coving to the ceiling and ceiling rose. Fitted wardrobes. Door to the en suite shower room.



## EN SUITE SHOWER ROOM/W.C.

9'3" x 3'10" [2.84m x 1.17m]

Frosted UPVC double glazed window to the side, ladder style central heating radiator, low flush w.c., pedestal wash basin with mixer tap, shower cubicle with shower head attachment, tiled, coving to the ceiling and extractor fan.

## BEDROOM TWO

17'8" x 8'5" [5.4m x 2.57m]

Two UPVC double glazed windows to the front, two central heating radiators, coving to the ceiling and two ceiling roses.

## BEDROOM THREE

11'5" x 12'5" [3.5m x 3.81m]

Central heating radiator, UPVC double glazed window to the front, picture rail.

## BEDROOM FOUR

11'5" x 12'5" [3.5m x 3.81m]

Central heating radiator, UPVC double glazed window to the rear, picture rail, set of fitted wardrobes and units.



## HOUSE BATHROOM/W.C.

6'0" x 7'6" [1.83m x 2.3m]

Frosted UPVC double glazed window to the rear, ladder style central heating radiator, concealed cistern, low flush w.c., ceramic wash basin built into the countertop with storage below and mixer tap. P-shaped bath with mixer tap, overhead shower and shower head attachment with shower screen. Fully tiled.

## OUTSIDE

To the front of the property the garden is laid to lawn with hedged borders. Tarmac driveway providing off road parking. The garden is surrounded by hedge and wall, iron gate to the front and the driveway leads up to the integral garage with manual up and over door. The rear garden is mainly laid to lawn and does incorporate paved patio areas ideal for outdoor entertaining, borders, timber fencing and walls.

## COUNCIL TAX BAND

The council tax band for this property is C.

## EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

## FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

## VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.