



12 Throstle Nest, Healey Lane, Batley, WF17 7SN

£185,000

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Situated in a popular residential area is this well presented and good sized mid terraced house. Featuring uPVC double glazing and a gas central heating system, the property has a modern kitchen and bathroom and a sizeable lean to to the rear with a hydrotherapy jacuzzi hot tub. The three bedroomed accommodation also has a spacious loft area, along with an enclosed rear garden and driveway parking to the front. Located within reach of local amenities, schooling and major road and rail links, an early viewing is strongly recommended.





GROUND FLOOR

Entrance Vestibule

Accessed via a uPVC double glazed door and having stairs to the first floor.

Lounge

13'7" x 12'6" (4.14m x 3.81m)

Overlooking the front of the property, this well presented Lounge has a uPVC double glazed window to the front and a central heating radiator. To one wall is a feature fireplace with hearth and inset fire.

Dining Kitchen

16'5" x 8'8" (5.00m x 2.64m)

This modern Kitchen is fitted with a comprehensive range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. A fitted canopy style cooker hood sits over a free standing oven and hob and there is plumbing for an

automatic washing machine and dishwasher. UPVC double glazed French doors lead into the Lean to.

Lean to

16'11" x 11'4" (5.16m x 3.45m)

This sizeable Lean to offers fantastic additional space and currently houses a hydrotherapy jacuzzi hot tub which is included in the sale. The lean to has two uPVC double glazed windows and a door leading out to the rear garden.

FIRST FLOOR

Landing

with access to a good sized loft area with a pull down ladder.





Bedroom 1

12'7" x 10'8" (3.84m x 3.25m)

Located to the front and having a uPVC double glazed window and a central heating radiator. To one wall is a fitted wardrobe.

Bedroom 2

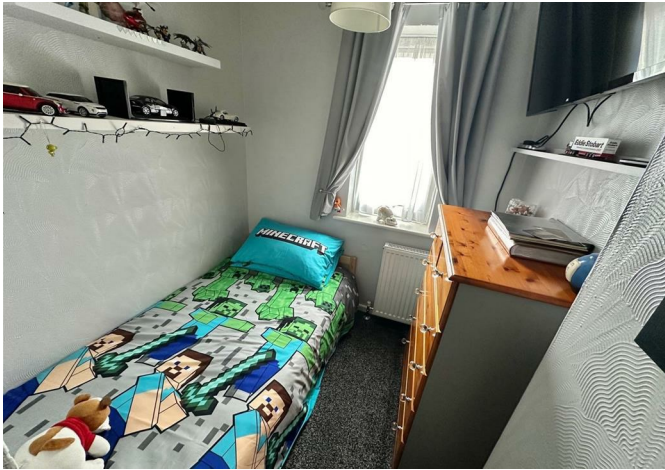
10'5" x 8'6" (3.18m x 2.59m)

Another double bedroom with a central heating radiator and a uPVC double glazed window overlooking the rear.

Bedroom 3

10'7" max x 6'3" (3.23m max x 1.91m)

Located to the front and having a central heating radiator and a uPVC double glazed window.



Bathroom

Furnished with a 3 piece suite comprising of panelled bath, wash basin set within a vanity unit and a WC. There is tiling to the wall areas, a central heating radiator and a uPVC double glazed window,

OUTSIDE

To the front of the property is drive parking with outer walling and steps to the front door. To the rear is a low maintenance enclosed garden.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

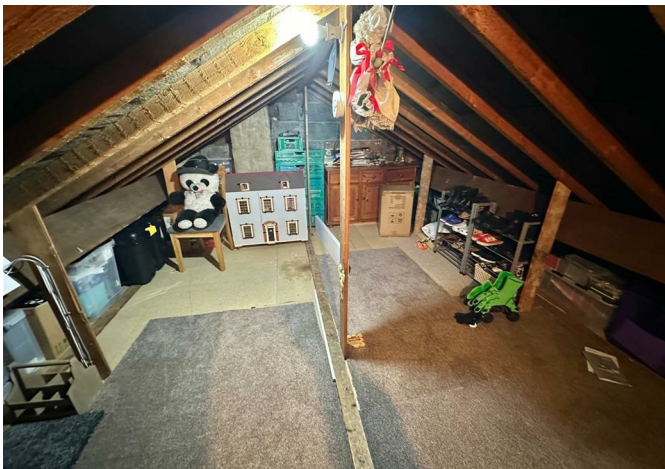
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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







DON'T TAKE LIFE TOO SERIOUSLY
NOBODY GETS OUT ALIVE ANYWAY

Dear Alcohol, we had a deal
where you would make me funnier,
smarter and a better dancer.
I saw the video, we need to talk!

FRIENDS
BRING
HAPPINESS
BEST FRIENDS
BRING
PROSECCO!

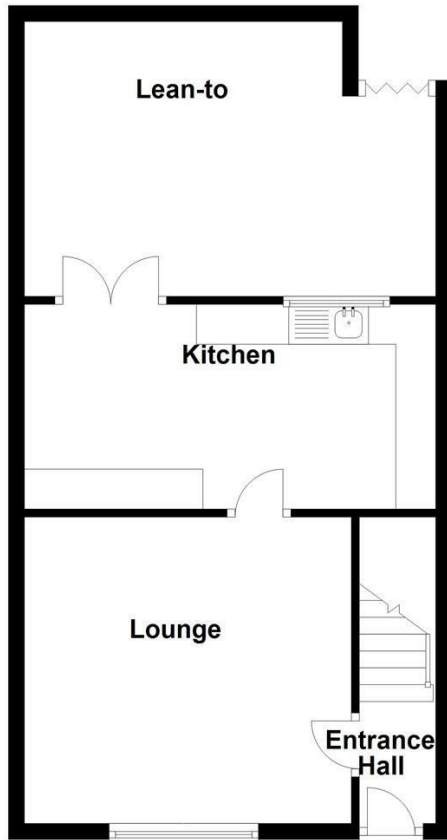
OUR
FAMILY

WELCOME

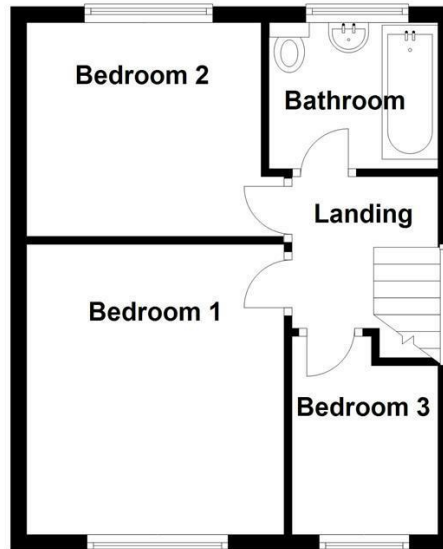
PARTY
TIME!

THIS IS OUR HAPPY PLACE

Ground Floor



First Floor



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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