

3 Bed Semi-Detached In Oxford Road , Birstall, Batley, WF17 9JR £180,000





SHORT DESCRIPTION

Property Ref: 16043 Welcome to Oxford Road, a substantial and beautifully refurbished three-bedroom family home offering space, versatility, and practicality throughout. Finished with a carefully curated, modern décor, this ready-to-move-into property is perfectly suited to contemporary family living. Set on a quiet residential street with leafy views, the home benefits from off-street parking and excellent transport links to Leeds and the wider motorway network. One of the standout features is the extensive rear garden, thoughtfully arranged over multiple levels, providing a variety of outdoor spaces for relaxation and entertaining. The ground floor comprises of an entrance hall with stairs leading to the first floor, a spacious living room leading to a modern kitchen - dining room with separate utility room, useful understairs storage and external door leading to the side of the property. The first floor accommodates the spacious master bedroom, family bathroom and two further bedrooms with views over the rear garden. GROUND FLOOR Entrance Hall - External composite door, hallway leading to lounge and stairs to first floor. Living Room - 4.93m x 3.79m (16ft 1in x 12ft 4in) A spacious room with a large window to the front elevation Kitchen-Dining Room - 4.05m x 2.61m (13ft 2in x 8ft 5in) A modern kitchen with tiled splash back, gas hob with built in electric oven underneath, stainless steel extraction. Trendy neutral units are complemented by a wood effect worktop, ample storage space and space for a dining table Utility Room - 2.47m x 1.24m (8ft 1in x 4ft) A handy room with a worktop, plumbing for a washing machine and space for a tumble dryer, storage cupboard housing a boiler Storage Cupboard Under stairs, ideal for use as a cloakroom FIRST FLOOR Master Bedroom - 3.47m x 3.13m (11ft 3in x 10ft 2in) Double bedroom with a large window to the front elevation Second Bedroom - 3.30m x 3.04m (10ft 9in x 9ft 9in) Double bedroom with views over the rear garden Third Bedroom - 2.87m x 2.37m (9ft 4in x 7ft 7in) Large single bedroom, ideal for a home office Bathroom - 3.13m x 2.39m (10ft 2in x 7ft 8in) Modern bathroom suite, wash basin with vanity unit, low flush WC, dual head shower over bath with glass shower screen Attic The property also benefits from a large attic space, currently un-boarded, offering excellent potential for additional storage or possible conversion (subject to the necessary planning permissions) EXTERNAL The property benefits from a large front garden and a path leading to the front entrance. Large rear garden with brick-built outbuilding and extensive garden split over multiple levels. There is patio space for garden furniture, a lawned area and a further area for a shed or garden room Property Type: Semi-detached Full selling price: £180000.00 Pricing Options: No Status Tenure: Freehold Council tax band: A EPC rating:D Measurement: Outside Space: Front Garden, Rear Garden Parking: Off street Heating Type: Gas Central Heating Chain Sale or Chain Free:Chain free Possession of the property: Vacant -----

3

Bed Room(s)

1

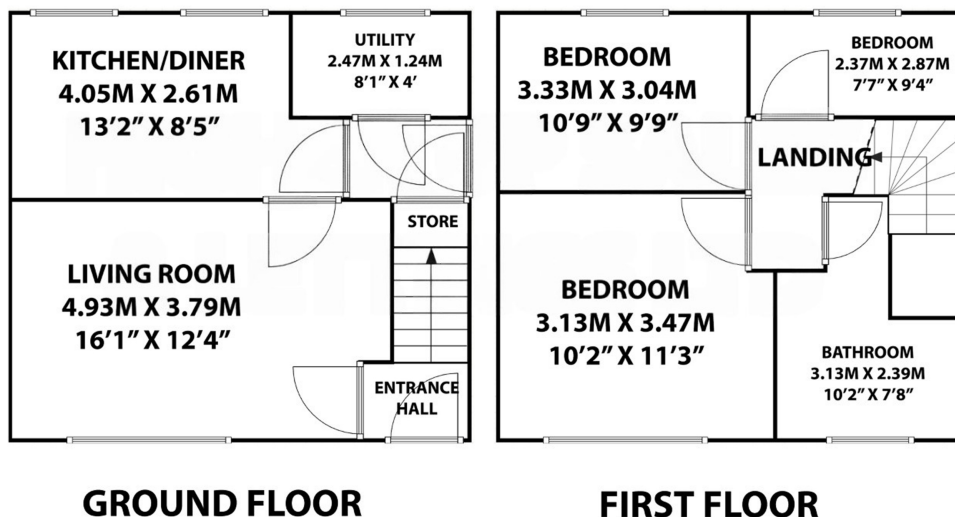
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



ALL MEASUREMENTS ARE APPROXIMATE
AND FOR DISPLAY PURPOSES ONLY.
NO LIABILITY IS ACCEPTED BY THE AGENCY AS
TO THE EXACT MEASUREMENTS OF THE ROOMS

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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