

3 Bed End Of Terrace In North Bank Road , Batley, WF17 8EX

£170,000





## SHORT DESCRIPTION

Property Ref: 16692 Welcome to North Bank Road, situated on a peaceful, no-through road with a pleasant woodland outlook, this beautifully presented three-bedroom rear terrace offers a rare blend of tranquillity and convenience. Recently modernised and finished to a high standard throughout, the property is ready for immediate occupation, ideal for first-time buyers or those seeking a stylish, low-maintenance home. The location has well regarded local schools nearby and enjoys excellent transport links to Leeds and the wider motorway network, while still benefiting from a quiet, tucked-away setting. The property is accessed through a private gate off North Bank Road leading you into the garden. The ground floor comprises of an entrance porch leading to the living room. A modern kitchen sits in the single-story extension which has the potential to extend above to the first floor, subject to the necessary planning permissions. Completing the ground floor is a single bedroom that would be ideal as a home office, and stairs leading to the first floor. The first floor accommodates the primary bedroom with view over the garden, bathroom, and further single bedroom. GROUND FLOOR Entrance Foyer - External composite door, leading to a small entrance foyer with hard wearing carpet. Living Room - 4.57m x 4.53m (14ft 11in x 14ft 10in) A spacious room with window to the front elevation, stone and brick decorative fireplace. Doors leading into the kitchen, cellar, and ground floor landing. Kitchen - 3.07m x 2.29m (10ft 0in x 7ft 5in) A modern dusk blue kitchen with white metro tiled splash back, gas hob with built in electric oven underneath and stainless-steel extraction. Windows on the front and the side make this a light and inviting space. Bedroom 3 or Office - 2.00m x 1.90m (6ft 3in x 6ft 2in) Ground floor bedroom with sliding door, this room would make a great home office or single bedroom. FIRST FLOOR Primary Bedroom - 3.57m x 2.66m (11ft 8in x 8ft 8in) Double bedroom with window to the front elevation. Bedroom 2 - 2.66m x 2.31m (8ft 8in x 7ft 6in) Single bedroom with built in storage over the bulkhead. Bathroom - 2.68m x 1.76m (8ft 9in x 5ft 9in) Modern bathroom suite, marble effect tiles, wash basin with vanity unit, low flush WC, dual head shower over bath with glass shower screen. CELLAR - 4.63m x 4.58m (15ft 2in x 15ft 0in) Large storage cellar with ample head height which has the potential to develop. EXTERNAL The property benefits from a path leading to the south facing garden. Gravelled section by the path and lawned area. Ideal for relaxing outdoors while enjoying the surrounding greenery and perfectly situated for all day sunshine. \*We have included a selection of images that have been virtually staged to show the potential of the space. Property Type: End of Terrace Full selling price: £170000.00 Pricing Options: No Status Tenure: Freehold Council tax band: B EPC rating: D Measurement: 645.835 sq.ft. Outside Space: Front Garden Parking: On street Heating Type: Gas Central Heating Chain Sale or Chain Free:Chain free Possession of the property: Vacant -----

3

Bed Room(s)

1

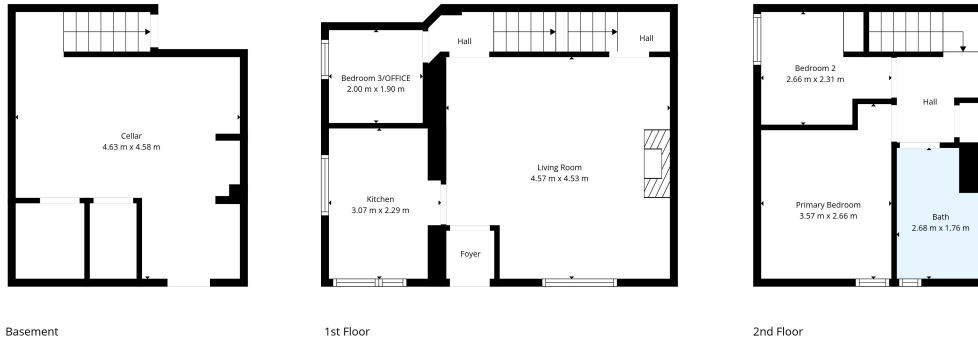
Bath Room(s)

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.



**Total: 60 m<sup>2</sup>**  
 Basement: 0 M<sup>2</sup>, 1st Floor: 35 M<sup>2</sup>, 2nd Floor: 25 m<sup>2</sup>  
 Excluded Areas: Cellar: 19 M<sup>2</sup>, :: 4 M<sup>2</sup>, Hall: 2 M<sup>2</sup>,  
 Walls: 8 m<sup>2</sup>

Floor Plan Created By CubicLinx App. Measurements Deemed Highly Reliable But Not Guaranteed.

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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