



1 Spurr Street, Batley, West Yorkshire, WF17 5SY

A deceptively spacious through terrace property, beautifully presented and tastefully decorated throughout. Having two double bedrooms, a fabulous dining kitchen and a fully enclosed rear garden it is certain to appeal to a wide variety of purchasers and an early viewing is highly recommended to fully appreciate everything the property has to offer.

Offers Over £150,000

- Spacious two bedroom through terrace
- Solid wood floor to the living room
- Large, full width dining kitchen with integrated appliances
- Fabulous family bathroom with free standing bath and walk-n shower
- Fully enclosed rear garden with two patio areas
- Cellar storage

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1 Spurr Street, Batley, West Yorkshire, WF17 5SY

General Remarks

This deceptively spacious through terrace property is well-appointed and beautifully presented throughout, ideally situated within walking distance of the town centre and the local train station it would make an ideal first purchase.

The large living room has an attractive solid wood floor, wooden shutters to the window and a fabulous feature fireplace. The full width dining kitchen provides access to both the cellar and rear garden. The well-appointed kitchen has an ample number of soft-closing units, ample worktop space and integrated appliances including a four-ring gas hob, electric oven, fridge, freezer and washing machine.

To the first floor there are two double bedrooms including a spacious L-shaped master bedroom with a built-in storage cupboard. The fabulous house bathroom is of generous proportions and has a four-piece suite including a free-standing bath and walk-in shower cubicle.

Externally the front garden is laid to lawn and the larger rear garden is fully enclosed, having two patio areas and enjoying a high degree of privacy it is the perfect space for relaxing or enjoying a barbecue.

The property is located in close proximity to Batley town centre and just a short walk from the local train station, which has regular services to Leeds, Manchester and other major cities. Batley offers a wide range of shops, restaurants and social amenities. Birstall Retail Park and the M62 motorway is just a short ten-minute drive away.

Local Authority & Council Tax Band

- Kirklees Council
- Council Tax Band A

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. Off-street parking is available.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

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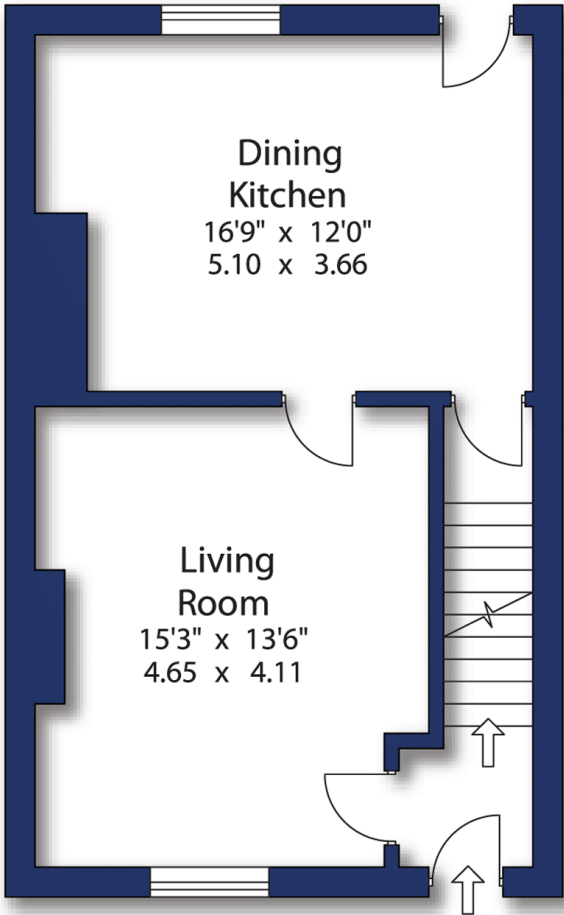


ARRANGE A VIEWING

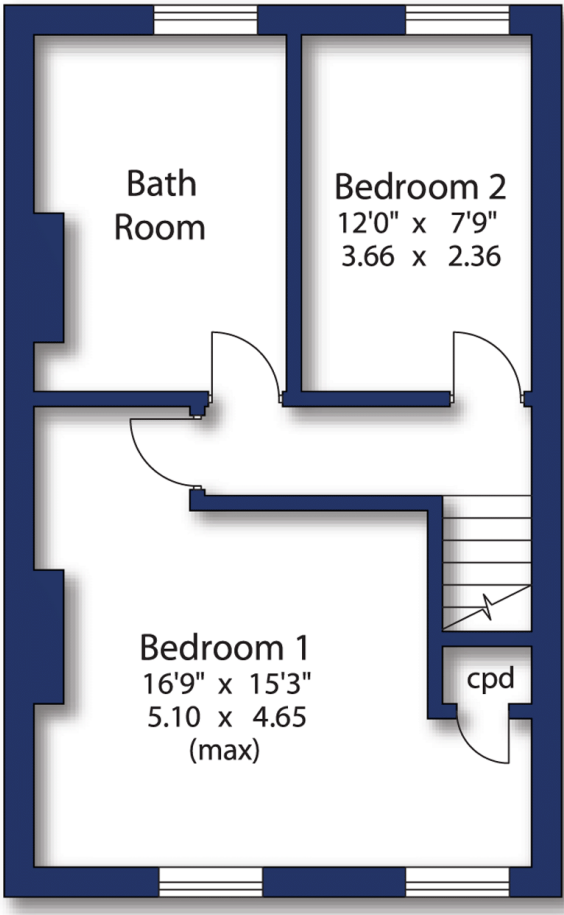


Call 0113 322 6333 or Email
morley@dacres.co.uk

Floorplans



Ground Floor



First Floor

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