



237 Church Lane, Birstall, Batley, WF17 9NX

An impressive and very well appointed five-bedroom executive detached property delightfully situated in a highly sought after and well-regarded area of Birstall. Fabulous open-plan ground floor, four generous bedrooms on the first floor and a fabulous master suite to the second floor. A viewing is essential to fully appreciate everything this stunning property has to offer.

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General Remarks

Moonraker Court is a select development of only five detached properties. Built in 2019 by a local company, Stone Developments, who have a well-deserved reputation for high quality houses, their attention to detail and use of high-quality fixtures and fittings is evident throughout.

The quality of this property is apparent as you enter the front door and step into a fabulous, well thought out open living dining room with a feature bay window to the front facing dining area/snug.

The living area enjoys plenty of natural light through the full height bi-folding doors which provide access to the rear garden. The well-appointed kitchen area has a generous number of units, space for an American style fridge freezer and quality integrated Bosch appliances including – oven/grill combo, microwave, induction hob, and Neff dishwasher.

To the first floor there are four bedrooms, one is currently used as a home cinema room and a fabulous family bathroom having a free-standing bath, double shower cubicle, low flush WC and a wash basin above a two-drawer vanity unit.

The master suite is of generous proportions and occupies the whole of the second floor, to one side there is a spacious full-length bedroom with fitted wardrobes and built-in storage, and to the other side a separate dressing area with fitted furniture and a large en-suite having a free-standing bath, double shower cubicle, low flush WC and two drawer vanity unit with wash basin above.

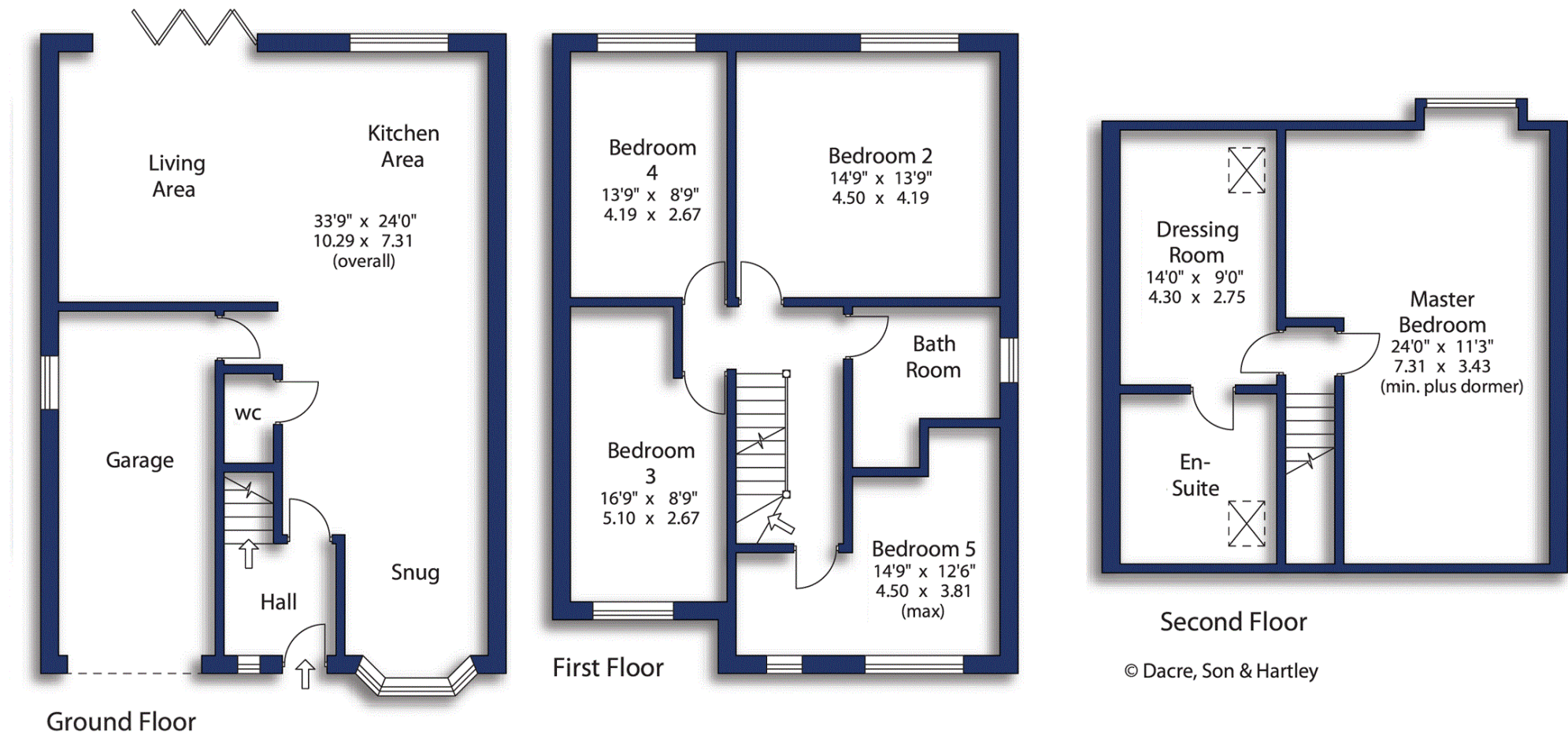
Externally there are gardens to the front and rear and off-street parking leading to a single integral garage having light, power, plumbing for an automatic washing machine and a quality Hormann sectional remote-controlled door. The property benefits from having an electric vehicle charging point to the front.







Floorplans





Local Authority & Council Tax Band

- Kirklees Council
- Council Tax Band F

Tenure, Parking & Services

- 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

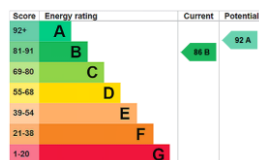
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ARRANGE A VIEWING



Call 0113 322 6333 or email
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