

MoveNow Properties



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FOR SALE

Batley Road, Kirkhamgate,

WF2 0SH

4 Bedroom, Detached

£400,000



Movenowproperties are thrilled to present this stunning 4-bedroom detached family home, now available for sale. Boasting meticulous upkeep and impeccable presentation, this residence offers a haven of comfort and style. With the added bonuses of two bathrooms, a spacious kitchen/diner, two reception rooms, an enclosed rear garden, and ample private parking, it embodies the epitome of modern family living. Situated in a highly desirable area, this property truly must be seen to be fully appreciated.

- Four generously sized double bedrooms, providing ample space for family comfort and guest accommodation.
- Experience the luxury of a detached family home, offering privacy and independence.
- Enjoy the convenience of a private driveway accommodating up to five vehicles, ensuring ample parking for residents and guests.
 - Retreat to the tranquillity of an enclosed rear garden, complete with a raised seating area for outdoor relaxation and entertainment.
 - Delight in the culinary delights of a spacious and contemporary kitchen/dining room, perfect for family meals and social gatherings.
- Bask in the natural light of the conservatory, featuring an insulated ceiling for year-round comfort and enjoyment.
- Indulge in the convenience of two bathrooms, located on both the ground floor and first floor for added practicality and ease.
- Marvel at the immaculate presentation and meticulous maintenance of this property, offering a turnkey solution for modern living.
- Discover the allure of a sought-after location, combining convenience with desirability for an ideal family lifestyle.
- Arrange a viewing today to truly appreciate the charm and elegance of this exceptional family home.

Entrance Hall

As you step through the composite entrance door with frosted glass panels, you're greeted by the inviting atmosphere of the entrance hall. The flooring transitions from core matted entrance flooring to tiled flooring with underfloor heating, guiding you further into the heart of the home. To your left, a set of stairs leads to the first floor, while doors to the utility room, downstairs WC, living room, and kitchen beckon exploration.



Living Room

Measurements: 14' 4" x 11' 11" (4.36m x 3.63m)

The living room exudes comfort with its plush carpeting and large double-glazed window overlooking the front of the property. Radiant warmth emanates from the radiator, while the ceiling's coving adds a touch of elegance to the space.



Kitchen / Dining Room

Measurements: 27' 1" x 9' 4" (8.25m x 2.84m)

Moving into the kitchen/dining room, the tiled flooring leads you to a modern culinary haven. High gloss white wall and base units provide ample storage, complemented by quartz work surfaces and upstands with sleek integrated appliances which include 2 ovens, 2 fridges, a freezer, dishwasher and 4 ring induction hobs with extractor hood above. Underfloor heating ensures a cosy atmosphere, while a large, double-glazed window offers a picturesque view of the rear garden.

Adjacent to the kitchen, the dining room boasts recessed spotlights and tiled flooring with underfloor heating, creating an inviting ambiance for shared meals and gatherings with patio doors opening to conservatory.



Conservatory

Measurements: 13' 6" x 7' 11" (4.12m x 2.42m)

Stepping into the conservatory, you're greeted by wood-effect flooring. A lowered ceiling provides insulation, and double-glazed windows flood the space with natural light, while patio doors offer seamless access to the enclosed rear garden, perfect for enjoying the outdoors in any season.



Utility Room

Measurements: 7' 7" x 5' 10" (2.30m x 1.77m)

The utility room seamlessly combines practicality with style, featuring tile-effect vinyl flooring and ample storage concealed behind sliding doors. Plumbing for a washing machine and space for a condensing dryer ensure efficient functionality, while discreetly housed boiler electrics maintain a streamlined aesthetic.

Downstairs Bathroom

Measurements: 6' 1" x 5' 7" (1.86m x 1.69m)

The downstairs bathroom exudes modern sophistication with its P-shaped bath, glass shower screen, and recessed spotlights. A chrome towel heater adds a luxurious touch, while a wash basin set in a modern vanity completes the sleek design.



Stairs & Landing

Ascending the stairs to the landing, you're greeted by carpeted flooring and a spacious area illuminated by a double-glazed window overlooking the front of the property. Access to the loft hatch with loft ladders offers additional storage space, perfect for keeping belongings organised.

Bedrooms

The bedrooms are havens of comfort, each featuring carpeted flooring, fitted wardrobes, and ample natural light from double glazed windows. Radiators provide warmth, ensuring a cosy retreat for relaxation.

Bedroom 1

Measurements: 12' 0" x 11' 5" (3.66m x 3.49m)

Overlooking the front



Bedroom 2

Measurements: 10' 7" x 9' 9" (3.23m x 2.97m)

Overlooking the rear



Bedroom 3

Measurements: 12' 1" x 8' 0" (3.68m x 2.45m)

Overlooking the rear



Bedroom 4

Measurements: 10' 7" x 8' 0" (3.23m x 2.45m)

Overlooking the front



Bathroom

Measurements: 9' 6" x 7' 7" (2.90m x 2.30m)

The bathroom continues the theme of modern elegance with tile-effect vinyl flooring, recessed spotlights, and a spacious walk-in double shower, wash basin set in modern vanity and low flush wc. Storage is plentiful with a useful cupboard, while a chrome towel heater adds a touch of luxury to the space.



Outside

The property offers ample parking with a large driveway easily accommodating four vehicles. Adorned with well-established shrubs, providing privacy, while fenced boundaries ensure security.

The spacious enclosed rear garden boasts a lush lawn and stone-built storage with power and lighting, perfect for outdoor activities and storage needs.



Garage

Measurements: 11' 1" x 7' 11" (3.39m x 2.42m)

Completing the property is the garage, equipped with an electric roller door, power, and lighting. Currently used as a small storage space, it offers potential for conversion back to its original use as desired.

Broadband connection

Fibreoptic

Mobile Coverage

Three

O2

Vodafone

EE

Satellite / Fibre TV Availability

BT

Sky

Parking

Private Drive for 5 vehicles

Council Tax

Band D

Tenure

Freehold

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

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