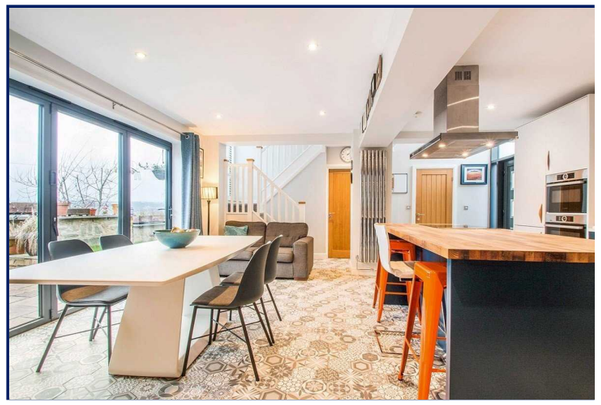
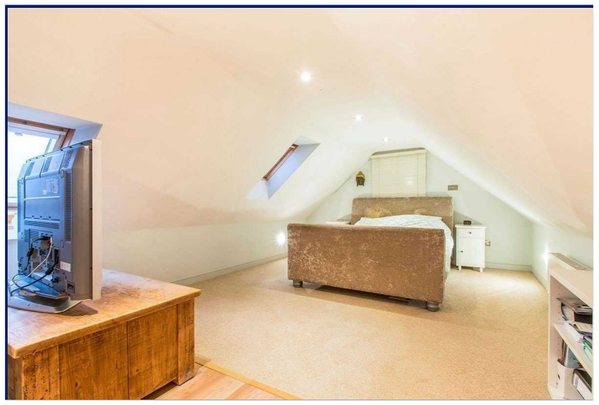


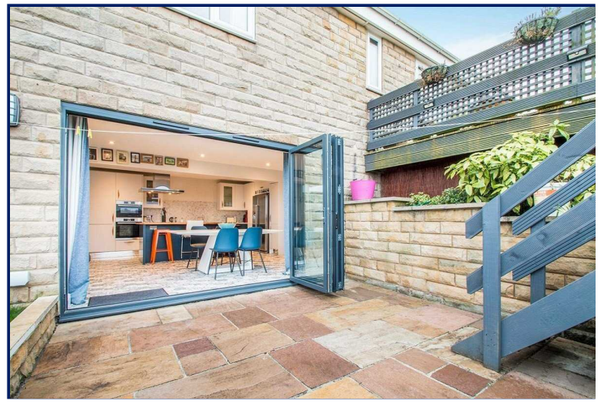


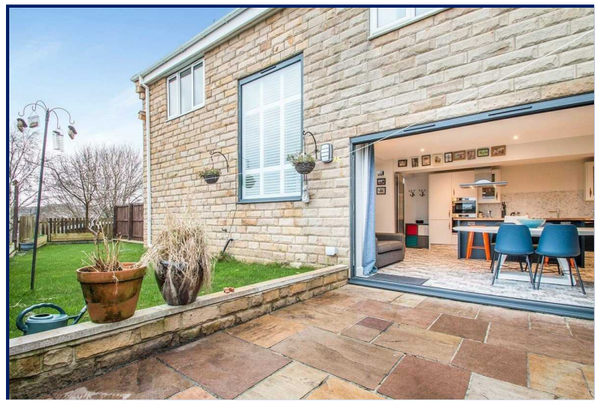












Wood Lane, Hanging Heaton,
Batley, West Yorkshire, WF17

Asking Price: £450,000
Freehold

Reeds Rains

reedsrains.co.uk

Wood Lane, Hanging Heaton, Batley, West Yorkshire, WF17

Asking Price: £450,000 Freehold

Council Tax Band: D
EPC Rating: C

*** DECEPTIVELY SPACIOUS & COMPLETELY UNIQUE DETACHED FAMILY HOME *** IMPRESSIVE ACCOMMODATION OVER THREE FLOORS *** FIVE BEDROOMS & THREE BATHROOMS *** INTEGRAL GARAGE & LANDSCAPED GARDENS *** FAR REACHING VIEWS *** NO ONWARD CHAIN ***

Property Details
Reeds Rains are excited to offer this very impressive detached family homes in the heart of Hanging Heaton. The property boasts a stunning open plan kitchen/diner with breakfast island and bi-folding doors to the garden, ground floor shower room, four first floor double bedrooms, shower room and huge main reception room with access to an elevated terrace with far reaching views. To the second floor is a large principle bedroom suite with vaulted ceiling and spacious en-suite bathroom.

Only by internal inspection will you full appreciate the quality and size of the accommodation on offer. For sale with no onward chain.

Location
Ideally located for Batley train station which has links into Leeds within minutes... On your door step you have a range of supermarkets, restaurants, shops. The popular Hanging Heaton Golf Club.. The mill shop.. The markets and multiple gyms. The property also sits in the catchment for OFSTED Excellent rated schools.

Exterior
To the front and side of the property is a block paved driveway with ample off street parking for a number of vehicles. To the rear is a lawned garden area and Indian stone patio accessed from the bi-folding doors in the kitchen/diner. External stars lead up to a spacious timber decked terrace that is also accessible from the living room. From these external areas and the rear of the property are far reaching views across that Batley area.

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Favsco 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 5421 92.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor



Second Floor

Total floor area 220.0 sq. m. (2,368 sq. ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced for Your Move. Powered by www.focalagent.com

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk