



Ings Rise, Batley, West Yorkshire

£149,995

Reeds Rains are delighted to present new to the market this 3 bed semi detached property, situated in a Cul De Sac and located in a quiet part of Batley. The property briefly comprises, downstairs w/c, lounge, kitchen/diner, two double bedrooms, one En-Suite shower room, a single bedroom, a family bathroom and an insulated loft. The property also benefits from a home alarm system, uPVC double glazing and gas central heating throughout, along with a driveway and two parking bays allowing for off street parking and a well maintained enclosed rear garden. Close to local amenities and neighbouring towns, this property would make an ideal home for a growing family. An early viewing is essential to fully appreciate what this tastefully decorated property has to offer.

Dewsbury

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Entrance

Enter through the uPVC double glazed door and straight into the property. This area features a sunken floor mat, carpeted flooring, a ceiling light, a gas central heated radiator, a smoke alarm, stairs in front leading to the first floor of the property and doors leading to the downstairs w/c and lounge area.

Cloakroom/WC

This area features laminate flooring, a ceiling light, a gas central heated radiator and a uPVC double glazed window facing the front elevation. There is also a two piece white suite which consists of a low flush w/c and a pedestal sink which also features part wall tiling.

Lounge 14'9" x 12'6" (Maximum)

From the hallway and into this well presented, tastefully decorated and cosy lounge. Generous in size, this room features carpeted flooring, an electric marble fireplace, a ceiling light, a gas central heated radiator and a uPVC double glazed window facing the front elevation and internal French doors leading to the kitchen/diner.

Kitchen / Dining Room 15'9" x 10'0"

This highly modernised and spacious kitchen/dining area features laminate flooring, a smoke alarm, a gas central heated radiator, a three bar ceiling spot light above the kitchen area and one ceiling light above the dining area. There is also a TV aerial port and an under stair storage cupboard, which currently houses the dryer and also features sockets ideal for further appliances.

The kitchen area, which currently houses the property's boiler is part wall tiled and features modern eye level wall and base units with complimenting work tops, a one and a half bowl sink with mixer taps, plumbing for a washing machine and an integrated gas cooker with an extractor hood and electric oven.

A uPVC double glazed window faces the rear elevation and uPVC double glazed French doors gives access to the rear garden. These windows and doors allow for a great amount of natural light to shine through into the kitchen/diner.

Landing

Up the carpeted stairs from the hallway and onto the first floor carpeted landing. This area features a ceiling light, a gas central heated radiator, a smoke alarm, a storage cupboard which houses the immersion tank and access via loft ladders to the property's insulated and spacious loft.

Bedroom One 9'11" x 9'3"

The main bedroom, which is a double bedroom benefits from carpeted flooring, a ceiling light, a gas central heated radiator, a uPVC double glazed window facing the rear elevation, a fitted wardrobe and an En-Suite shower room.

En-Suite Shower Room

The En-Suite is carpeted and benefits from a gas central heated radiator, two ceiling spot lights, an extractor fan, a shower cubicle and a two piece white suite including a pedestal sink with part wall tiling and a low flush w/c.

Bedroom Two 10'0" x 8'9" (Maximum)

The second bedroom, which is also a double bedroom features, carpeted flooring, a gas central heated radiator, a uPVC double glazed window facing the front elevation, a ceiling light and a fitted wardrobe.

Bedroom Three 6'9" x 6'8"

This single bedroom benefits from carpeted flooring, a uPVC double glazed window facing the front elevation, a gas central heated radiator and a ceiling light. Good utilisation of space in this room is that it also benefits from a built in deep storage cupboard with shelves and a clothes rail.

Family Bathroom

The part wall tiled bathroom features laminate flooring, three ceiling spot lights, a gas central heated radiator, an extractor fan and a uPVC double glazed window facing the rear elevation. There is also a three piece white suite, which includes a low flush w/c, a pedestal sink and a bath with a shower head.

Loft

Accessed from the landing is this good sized insulated loft. This area features a ceiling tube light with ample storage space or scope to convert this into a potential bedroom.

External

To the front there are two private parking bays with block paving leading up to the property with part shrubs and a security light. To the side is a driveway with space to fit a further two vehicles and a gated fence leading to the rear garden.

The rear enclosed garden benefits from high fencing, a part paved patio area leading up the garage, which currently has mains electricity running to it and a part lawned and decked area surrounded with pebbles, giving this garden a neat and well maintained finish.

Directions

From Dewsbury Ring Road, head towards and turn left onto Bradford Road. Continue for 2.2 Miles and then turn left onto Ings Road. Continue and turn left onto Ings Rise, follow the road around to the right and the house is directly in front.



Environmental (CO ₂) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C		75	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Wales & N.Ireland Directive 2002/91/EC			
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.			

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		75	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland Directive 2002/91/EC			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			