

WATSONS

PROPERTY SERVICES



“Oakwell House” Oakwell Avenue Batley WF17 8QA

Reduced £425,000

No Upward Chain

An exceptional modern individually designed detached property built circa 2003. Set within private gardens the property offers above average size accommodation that needs to be viewed internally to be fully appreciated. The property is handily placed for Birstall town centre, local schools and amenities and just a short drive to the motorway network providing an easy commute to nearby towns and cities. The spacious accommodation comprises breakfast kitchen with utility room off, guest cloaks/WC, dining room, 22' lounge, study, spacious entrance hall, six double bedrooms, en suites to master and guest bedroom, family bathroom, attached double garage.

www.watsonsweb.co.uk

12a Oakwell Avenue

ACCOMMODATION

ENTRANCE HALL 11'1 X 9'2

Laminate flooring, UPVC double glazed door with side panels, open staircase to the first floor.



BREAKFAST KITCHEN 14'7 X 12'11

With a range of modern base and wall units incorporating glazed display units, one and a half bowl single drainer sink unit, tiled splash back, laminate floor, coving to ceiling.



UTILITY ROOM 9'4 X 5'1

With base and wall units, plumbed for automatic washing machine.

GUEST CLOAKS/WC 8'3 X 4'1

Tiled walls, low flush WC, pedestal wash hand basin.

STUDY 9'5 X 9'

Coving to ceiling, laminate flooring.

DINING ROOM 13'1 X 11'2

With upvc double glazed French doors, laminate flooring.



LOUNGE 22'9 X 12'7

Upvc double glazed windows to front, upvc double glazed French doors to rear, Inglenook style fire place, coving to ceiling.



Stairs to First Floor

LANDING 12'11 X 11'1



MASTER BEDROOM 18'1 X 17' INCREASING TO 20'10

With walk in wardrobes and ensuite bathroom, Juliette balcony with upvc double glazed French doors, fitted wardrobes with matching drawers and dresser.



EN SUITE BATHROOM 10' X 5'8

Tiled walls, four piece suite comprising bath, separate shower cubicle, low flush WC, pedestal wash hand basin, heated towel rail, coving to ceiling.



BEDROOM TWO 15'1 X 12'5

Coving to ceiling.



BEDROOM THREE 14'8 X 12'5 PLUS ENSUITE

Coving to ceiling.



EN SUITE SHOWER ROOM 5'8 X 3'10

Modern mosaic tiled walls, tiled floor, three piece suite comprising shower cubicle, low flush WC, pedestal wash hand basin.

BEDROOM FOUR 12'8 X 9'10 Coving to ceiling.



FAMILY BATHROOM 11'2 X 9'3

Modern tiling to walls and floor, four piece suite comprising bath, separate shower cubicle, vanity wash hand basin, low flush wc, heated towel rail.



Stairs To Second Floor

BEDROOM FIVE 17'4 X 11'4

With velux windows to front and rear.

BEDROOM SIX 11'7 X 11'4

Velux window.

OUTSIDE

There is a drive to front that leads to the integral garage.



INTEGRAL GARAGE 17'8 X 16'8 MAXIMUM

With remote controlled up and over door, power and light. The property boasts an enclosed lawned garden providing a high degree of privacy with paved seating areas and a selection of mature plants and shrubs.

DIRECTIONS

From the Birstall office proceed to the Smithies traffic lights continue ahead into Smithies Moor Lane, take the first turning on the left onto White Lee Road and first left again onto Carlinghow Lane, continue ahead, take the second turning on the right into Oakwell Avenue and bear right, the property will be found on the left.

VIEWING By appointment with the Birstall office.

Energy Performance Certificate

12a Oakwell Avenue BAILEY, WF17 8QA
 Dwelling type: Detached house
 Date of assessment: 06 April 2012
 Date of certificate: 06 April 2012
 Reference number: 8113-7024-0010-4124-8902
 Type of assessment: RfSAP: existing dwelling
 Total floor area: 248 m²

Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,491
Over 3 years you could save:	£ 189

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 525 over 3 years	£ 512 over 3 years	
Heating	£ 3,948 over 3 years	£ 3,913 over 3 years	
Hot Water	£ 426 over 3 years	£ 426 over 3 years	
Totals	£ 4,491	£ 4,811	You could save £ 189 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is based on energy used by individual households. This includes energy used for lighting, appliances like TVs, computers and cookers, and electricity generated by solar panels.

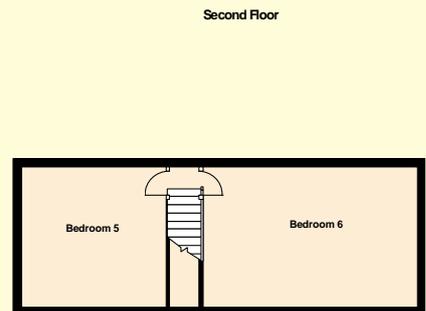
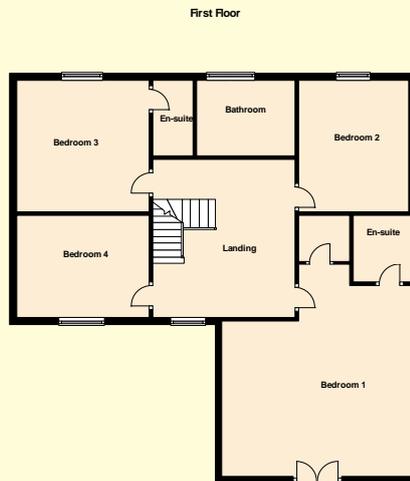
Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of implementing the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is letter D rating (60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£35	£ 130	
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £9,000	£ 783	

To find out more about the recommended measures and other actions you could take today to save money visit www.gov.uk/energy-grants-calculator or call 0300 423 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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DESCRIPTIONS

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all information that we provide about the property is verified by yourselves or your advisors.

THINKING OF SELLING?

If you are thinking of selling, simply ask for a FREE valuation, telephone 01924 420020 and we will do the rest.

MORTGAGES

Independent mortgage advice is freely given to arrange the best type of mortgage to suit your needs. For the benefit of all our vendors and purchasers we have a full time mortgage advisory service.

CONSUMER CREDIT ACT

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

HOME LOANS MUST BE SECURED BY A MORTGAGE ON YOUR PROPERTY. WE CAN PROVIDE WRITTEN QUOTATIONS.