



### 3 bed semi-detached bungalow to buy in WF17

Manor Farm Drive, Soothill, Batley, West Yorkshire, WF17 6HE

**£180,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Three Bedrooms
- ✓ Semi Detached Bungalow
- ✓ Detached Garage and Ample Driveway Parking
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Mobile signal: Good

## Description

This well-proportioned semi-detached dormer bungalow offers an excellent opportunity for buyers seeking space, flexibility, and potential.

Arranged over two floors, the home features three bedrooms, including a ground floor bedroom which can alternatively be used as a separate dining room to suit individual needs.

The ground floor comprises a spacious lounge, fitted kitchen, house bathroom, and a useful study area, providing adaptable living space for a range of lifestyles. The additional reception room/bedroom adds further flexibility, whether for family use, guests, or working from home. To the first floor are two further bedrooms along with useful eaves and storage space.

Externally, the property sits on a generous plot and is well maintained, benefiting from ample off-street parking and a detached garage, offering both convenience and excellent storage. The rear enjoys far-reaching views, creating a pleasant outdoor setting.

Located in a popular residential area, the property is close to a wide range of local amenities, highly regarded schools, and excellent motorway links, making it ideal for commuters and families alike.

Dining Room

3.7m x 3.41m

Lounge

5.1m x 3.41m

Study Area

2.65m x 2.44m

Kitchen

4.1m x 2.65m

Bedroom 1

4.99m x 3.35m

Bedroom 2

2.61m x 2.16m

Parking - Driveway

Parking - Garage

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £180,000

Property Type: Semi-detached Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Flat, Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

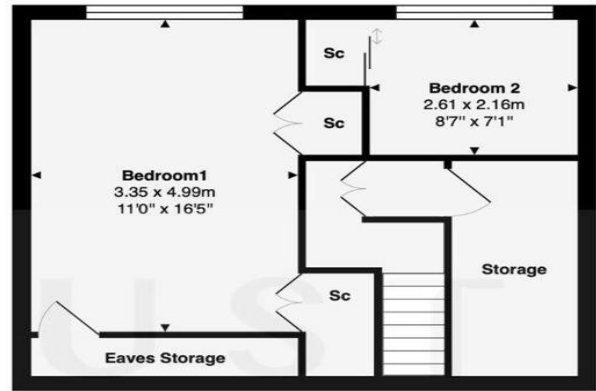
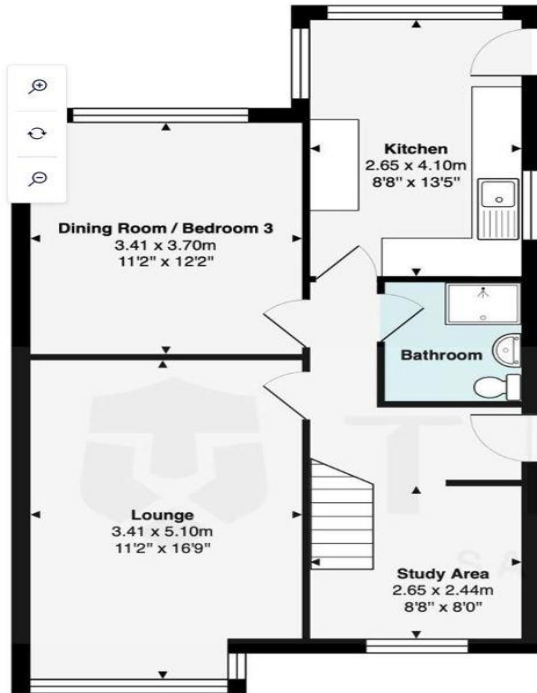
Electric: National Grid

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



**Manor Farm Drive, Soothill, Batley, WF17 6HE**

Total Area: 95.9 m<sup>2</sup> ... 1032 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Manor Farm Drive, Soothill, Batley, West Yorkshire, WF17 6HE

Contact your local branch today for more information on this property:

**Mercantile House Silverlink Business Park, Wallsend, Tyne and Wear, NE28 9NX,**  
[www.partneragents.co.uk](http://www.partneragents.co.uk)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

