HUNTERS®

HERE TO GET *you* THERE



Soothill Lane

Soothill, Batley, WF17 6EU

Offers In The Region Of £339,995

4 2 1

The Preston is a classic four bedroom family home with a modern twist. Spread across two light and airy floors, this fresh design seamlessly blends traditional features with contemporary thinking.From the minimal, open plan kitchen/dining area to the impressive lounge with French doors to the garden, this is homemade for BBQs and entertaining. The ground floor also features a handy WC and neat floor-to ceiling storage rooms, for clutter-free living.Upstairs, you'll find a luxurious master bedroom with garden views and en-suite, and three generous bedrooms surrounding a central family bathroom. Needless to say, there's plenty of hidden cupboards and storage up here too.Advanced Energy Efficient HomeThis home includes advanced energy-saving features, such as PV panels, advanced insulation, high performance double glazing and a modern, efficient boiler.







GROUND FLOOR

LOUNGE 11'3" x 20'1" (3.44m x 6.13m)

DINING KITCHEN 16'6" x 10'2" (5.04m x 3.12m)

WC 6'0" x 4'9" (1.83m x 1.46m)

FIRST FLOOR

BEDROOM 1 9'10" x 10'11" (3.00m x 3.34m)

EN SUITE 6'0" x 7'2" (1.85m x 2.19m)

BEDROOM 2 14'0" x 8'7" (4.28m x 2.64m)

BEDROOM 3 6'5" x 10'4" (1.98m x 3.16m)

BEDROOM 4 7'0" x 9'4" (2.15m x 2.87m)

BATHROOM 7'0" x 6'6" (2.15m x 2.00m)

Advanced Energy Efficient Home
This home includes advanced energy-saving features, such as PV panels, advanced insulation, high performance double glazing and a modern, efficient boiler.

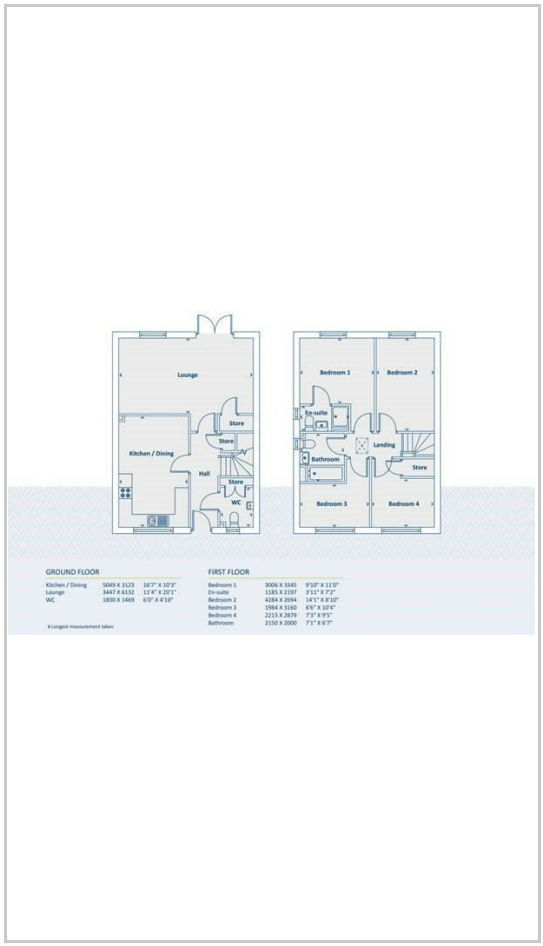
USEFUL INFORMATION
Buying a new home is one of the biggest decisions you'll make. To help you make an informed choice, we've set out the key information about this home below, including the ongoing costs once you have moved in. Council tax bands are often not released by the local authority until the property is complete but we will show this once available

* Reservation Fee £250.00*
Document signing £180.00* (minimum)
*Estate Management fee is £100.00 per annum
*Council Tax Bands to be released by Kirklees Council
* Images are representative only and may include paid upgrades.

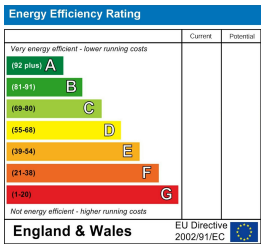
Area Map

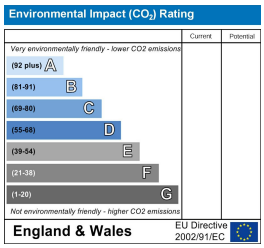


Floor Plans



Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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