



Yorkshire's  
**Finest**  
*A Collection of Yorkshire's Finest Homes*

Long Croft View  
Batley



## Long Croft View Batley

Offers In region £525,000

THIS IMPRESSIVE 7-BEDROOM DETACHED PROPERTY SPANS THREE FLOORS, OFFERING GENEROUS LIVING SPACES THROUGHOUT. ON THE GROUND FLOOR, YOU'LL FIND A WELCOMING HALLWAY, A LARGE KITCHEN-DINER WITH A SNUG AREA, A LOVELY LOUNGE, AND A SEPARATE UTILITY ROOM. THE FIRST-FLOOR FEATURES FIVE BEDROOMS, ALONG WITH A LUXURIOUS FOUR-PIECE BATHROOM SUITE. THE SECOND FLOOR IS DEDICATED TO THE MASTER SUITE, COMPLETE WITH A SPACIOUS ENSUITE BATHROOM AND A WALK-IN WARDROBE. ADDITIONALLY, THERE IS A FURTHER DOUBLE BEDROOM WITH FITTED CUPBOARDS AND AN ENSUITE. EXTERNALLY, THE PROPERTY BOASTS OFF-ROAD PARKING, A GARAGE, A BEAUTIFUL GARDEN, AND STUNNING VIEWS.

## Ground Floor

Welcome to this exceptional family home. As you step through the front door, you are greeted by a hallway leading to a guest cloakroom. Further doors open to the kitchen, which boasts an array of stylish wall and base units. It's equipped with a double oven, microwave, coffee machine, five-ring hob, and an integrated dishwasher. A spacious family-sized dining area is perfectly positioned within the kitchen, offering an ideal space to entertain guests. Also to the kitchen is a cozy snug area, providing the perfect spot to unwind and relax. Serving this floor is also a beautifully appointed lounge, complete with a stunning fireplace and offering breathtaking views. This floor also benefits from a good size utility/ boot room.



## First Floor

On the first floor, you'll find five spacious bedrooms, all with built-in fitted furniture, offering ample storage. A luxurious four-piece bathroom suite serves this floor, providing a perfect retreat for relaxation. The rear bedrooms are particularly blessed with stunning, far-reaching views, making them an inviting space to unwind.

## Second Floor

On the second floor, the master bedroom exudes beautiful modern decor and features a Juliet balcony, framing stunning views. It also includes a spacious walk-in wardrobe and a large ensuite bathroom, which boasts a double bath, walk-in shower with dual showerheads, wash basin, and a low-level toilet. This floor also offers another delightful large double bedroom, styled with contemporary decor, complete with built-in cupboards and a three-piece ensuite bathroom.

## Externally

The property features a double garage with driveway, with lawn garden and a patio area, perfect for outdoor dining and relaxation. The garden backs onto picturesque views, enhancing the sense of tranquillity and privacy.

## ADDITIONAL INFORMATION

Council Tax:F

EPC: C

Tenure: Freehold

Parking: Off Road Parking

## UTILITIES

Gas: Mains

Electric: Mains

Water: Mains

Heating: Gas

Broadband:Fibre to the Cabinet Broadband

Mobile Coverage: 4G/5G check with you provider

## AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

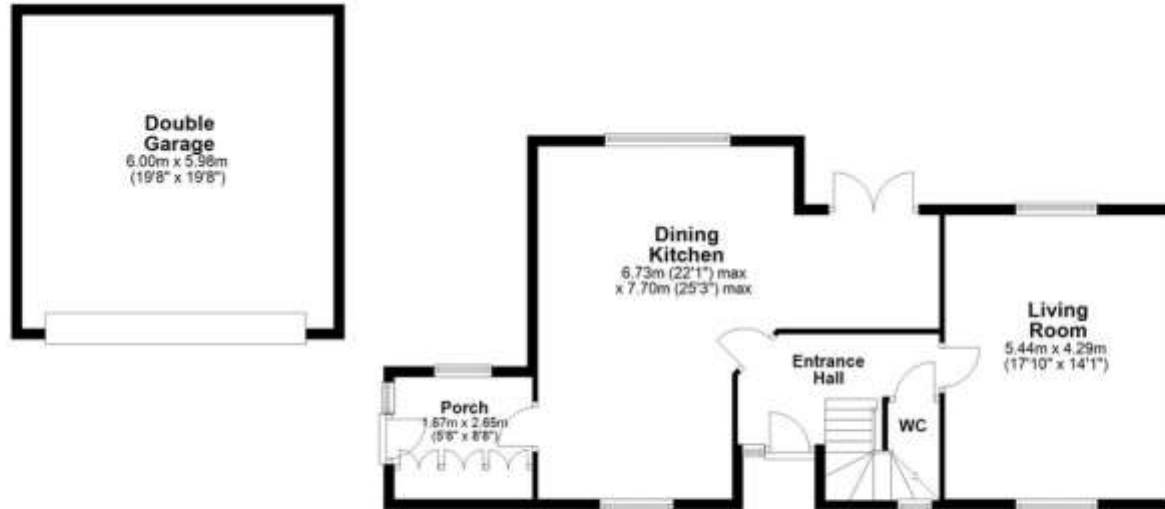
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



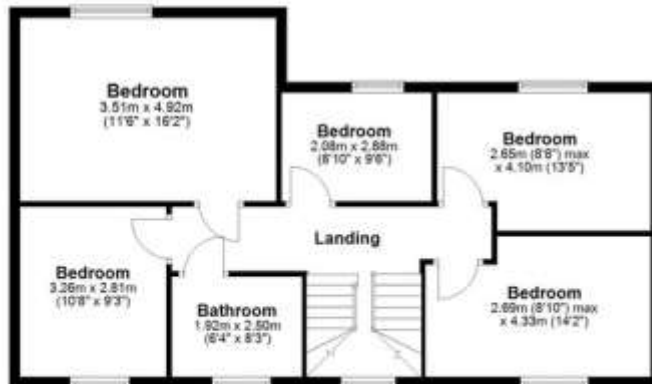
### Ground Floor

Approx. 112.7 sq. metres (1213.2 sq. feet)



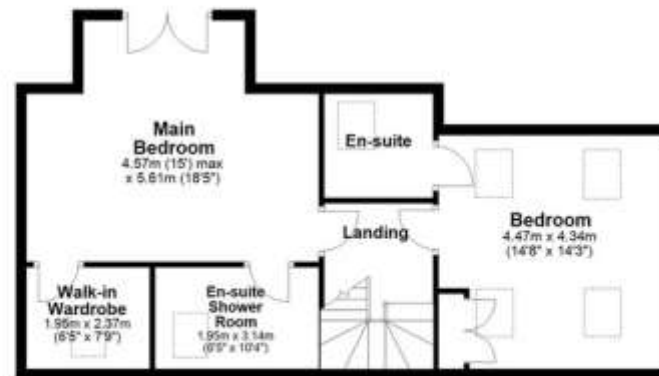
### First Floor

Approx. 73.0 sq. metres (780.0 sq. feet)



### Second Floor

Approx. 64.3 sq. metres (688.0 sq. feet)



Total area: approx. 250.7 sq. metres (2698.3 sq. feet)



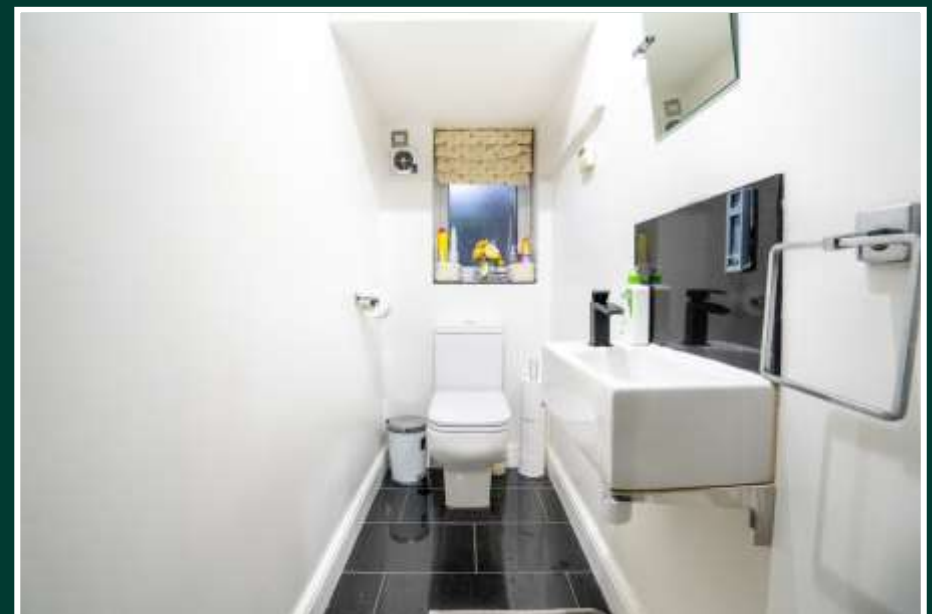


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