



## 2 bed bungalow to buy in WF17

Throstle Nest, Batley, West Yorkshire,  
WF17 7SN

**£175,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ \*\*\*SOLD VIA SECURE SALE ONLINE BIDDING\*\*\*
- ✓ \*\*START BID £185,000\*\*
- ✓ \*IMMEDIATE EXCHANGE OF CONTRACTS AVAILABLE\*
- ✓ DETACHED TRUE BUNGALOW
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

\*\*\*For Sale via secure online bidding and with a starting bid of £185,000, this property offers immediate exchange of contracts available\*\*\*

Offered with no onward chain and with potential to develop further, this two-bedroom detached true bungalow presents an exceptional opportunity for buyers seeking a spacious and versatile home.

Sold via secure sale online bidding (start bid £185,000), the property features a flexible layout that includes two well-proportioned bedrooms, a bright and inviting living area, a practical kitchen, and a modern bathroom.

In addition to the main living accommodation, there are useable loft rooms (ideal for storage, hobbies, or potential conversion subject to the necessary consents), offering scope for further development.

The bungalow benefits from a gated driveway providing ample off-road parking, as well as a detached garage for additional storage or vehicle use. With potential to enhance and personalise the space, this property will appeal to those looking to create their ideal home in a desirable setting. The secure sale process ensures a straightforward transaction, making this an attractive prospect for both owner-occupiers and investors. Early viewing is highly recommended to appreciate the space, flexibility, and potential on offer.

### BOUNDARIES & OWNERSHIP

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £175,000

Property Type: Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Flooded in last 5 years: No

Flood defences: No

Listed property: No

Conservation area: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

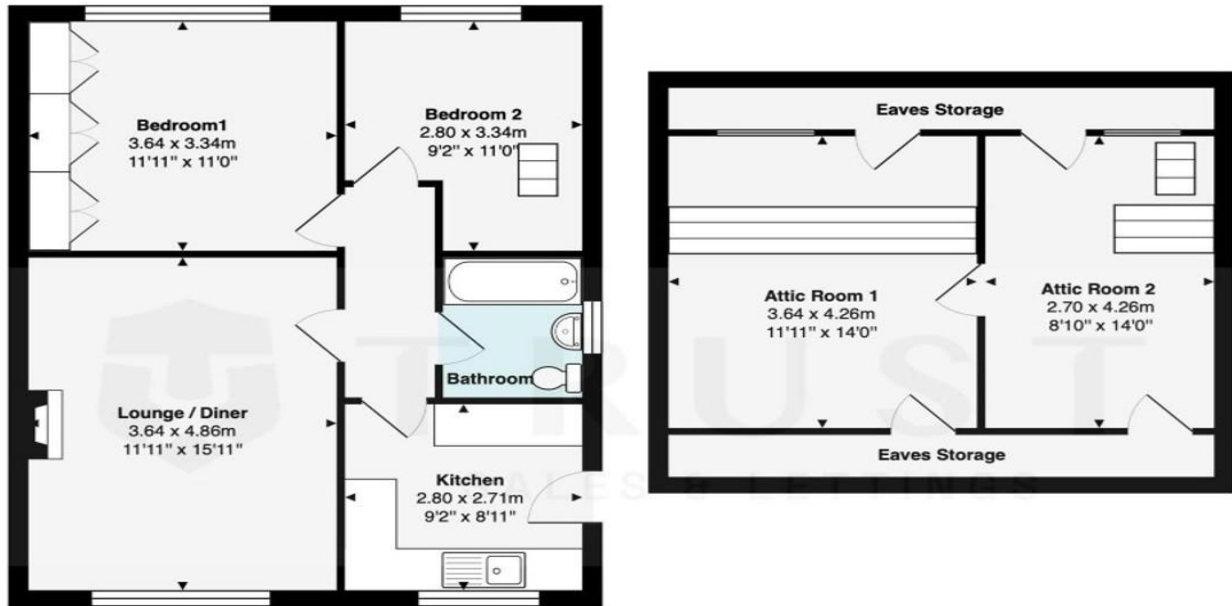
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



**Throstle Nest, Healey, Batley, WF17 7SN**

Total Area: 90.9 m<sup>2</sup> ... 979 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
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		47	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Throstle Nest, Batley, West Yorkshire, WF17 7SN

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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