
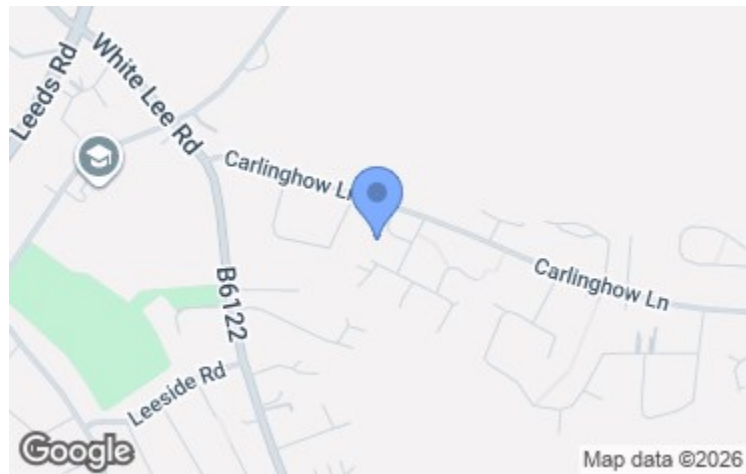




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

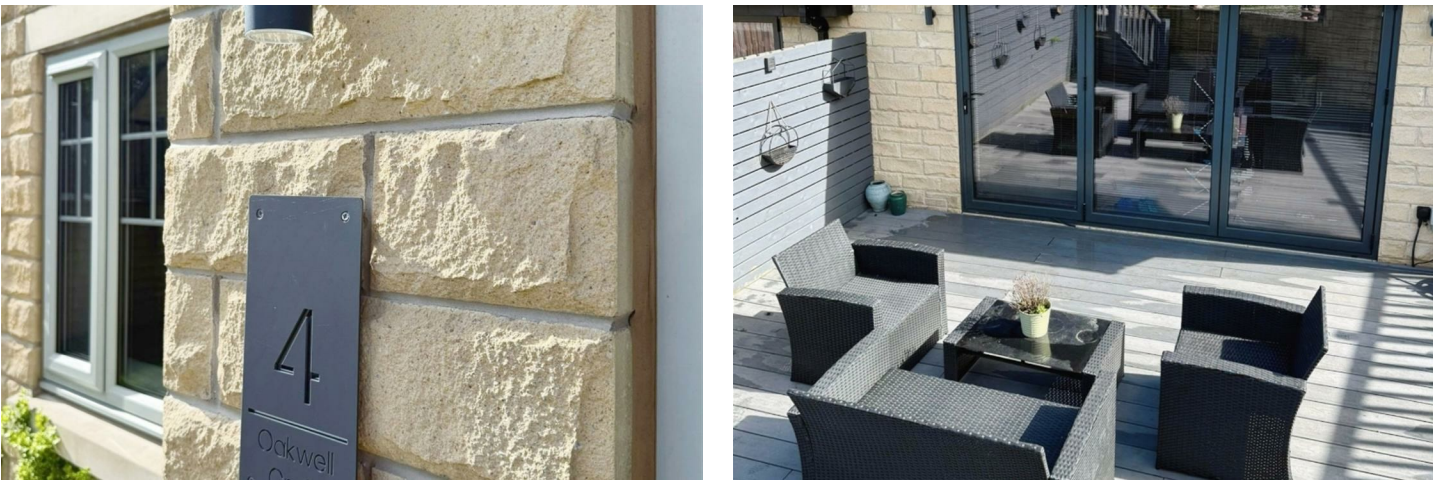


**Viewing arrangements**

Strictly by appointment through WW Estates  
 01274 627444  
 sales@wwestateagents.com

**Directions**

See Mapping.



**Oakwell Croft, Batley, WF17 8FT**  
**£325,000**

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Oakwell Croft, Batley, WF17 8FT

 2  5  3

Nestled in the desirable area of Oakwell Croft, Batley, this stunning end town house presents an exceptional opportunity for families seeking a modern and spacious home. With five well-proportioned bedrooms, this property is designed to accommodate both family life and entertaining with ease.

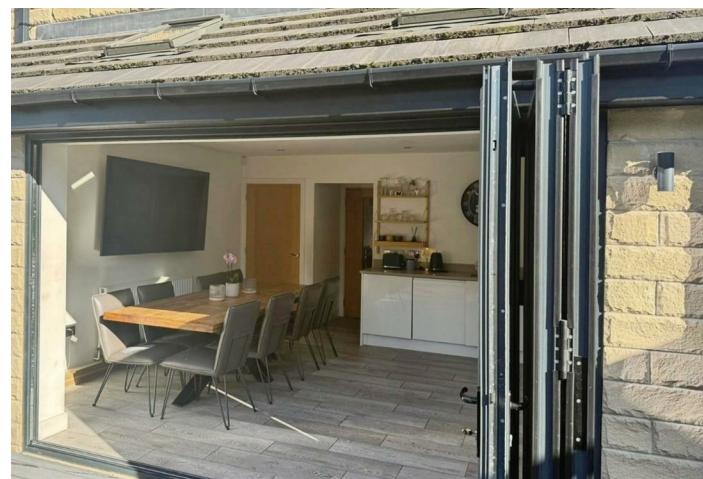
As you approach the house, the attractive stone façade and inviting entrance create a warm welcome. Upon entering, you are greeted by a generous hallway that is filled with natural light, setting a bright and airy tone throughout the home. The interior is finished to a high standard, ensuring a contemporary feel in every room. The principal bedroom boasts an en-suite for added convenience, while the modern family bathroom and a downstairs WC enhance the practicality of the layout.

The flexible accommodation includes four additional bedrooms, one of which is currently utilised as a dressing room and home office, making it perfect for those who work remotely.

A highlight of this property is the seamless transition between indoor and outdoor spaces. Bifold doors lead from the living area to a superb composite decking area, ideal for entertaining guests or enjoying quiet moments in the sun. The garden is beautifully arranged over three tiers, featuring a lower level of composite decking and Yorkshire stone, complemented by two additional grassed areas that provide ample space for children to play and for family gatherings.

Further enhancing the appeal of this home is the garage and private driveway, offering practical parking and storage solutions. The location is highly convenient, with local amenities, well-regarded schools, bus routes, and motorway links all within easy reach, making it an ideal choice for families and commuters alike.

This stylish, move-in-ready home offers flexible living spaces, modern finishes, and an excellent indoor-outdoor flow, making it a perfect sanctuary for contemporary family living.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

<p><b>Fixtures &amp; fittings</b> Beautiful Family Home.</p> <p><b>Rating authority</b> Borough Council Tax Band D</p>	<p><b>Services</b> INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS &amp; PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.</p> <p><b>Tenure</b> Freehold</p>
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