

local  
properties

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**857 Bradford Road  
Batley, WF17 8NN**

**£650 PCM**

\*\*\*\* TWO BEDROOM BACK TO BACK - LOUNGE WITH KITCHEN AREA & INTEGRATED APPLIANCES - AVAILABLE MID FEBRUARY 2025 \*\*\*\* This property has gas central heating and double glazing and comprises: entrance vestibule, lounge with kitchen area, cellar, landing, two bedrooms, bathroom. There is a small patio garden to the front and on street parking. Located close to Birstall Town Centre and all amenities, the property offers excellent transport links to neighbouring towns and cities. Deposit £750. Council Tax Band - A.



• Two Bedroom Back to Back • Deposit - £750 • Energy Rating - D • GCH & DG • Lounge With Kitchen Area

#### ENTRANCE VESTIBULE

Stairs to first floor. Ceramic tiled flooring. Door to front.

#### LOUNGE WITH KITCHEN AREA

Fireplace surround incorporating inset living flame electric fire. TV point. Base and wall units incorporating stainless steel sink unit and mixer tap. Stainless steel gas hob, electric oven and extractor hood in stainless steel canopy. Integrated fridge and freezer. Plumbing for automatic washing machine. Access to Cellar. Laminate wood flooring. Window to front. Radiator.

#### CELLAR

Providing extra storage space.

#### LANDING

Access to loft.

#### BEDROOM ONE

Window to front. Radiator.

#### BEDROOM TWO

Window to front. Radiator.

#### BATHROOM

Part tiled walls with three piece suite comprising: bath with shower attachment and screen, pedestal wash hand basin, low flush wc. Ceramic tiled floor. Extractor fan. Inset spotlights. Heated towel rail.

#### EXTERIOR

Small patio garden to the front. On street parking.

#### DIRECTIONS

From Birstall Town Centre proceed down Smithies Lane and turn left at the traffic lights onto Bradford Road. Number 857

can be found on the right hand side, signified by our Local Properties To Let board.

#### NOTE

Children - Yes

Pets - No cats or dogs

Smokers - Outside only

The property is mid February 2025.






- Integrated Appliances • Patio Garden to Front • Suit Couple or Single Person • Viewing Recommended • Available Mid February 2025





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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