

local
properties

buy • sell • let



54b Cross Bank Road
Batley, WF17 8PP

£125,000

Freehold

***** THREE BEDROOM END TOWN HOUSE - LOUNGE & DINING KITCHEN - NO CHAIN ***** This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, lounge, dining kitchen with oven & hob, landing, three bedrooms, bathroom with walk-in shower. To the outside, there is a gravelled garden to the front and off street parking to the side. Located close to Batley Town Centre & Wilton Park, the property is ideally placed for access to neighbouring towns and the nearby motorways.



• Three Bedroom End Town House • Energy Rating - C • G C H & PVCu D G • Lounge & Dining Kitchen

LOUNGE

15'0" x 11'8"

Double glazed PVCu window to front. Gas central heating radiator.

DINING KITCHEN

15'4" x 10'2"

Double glazed PVCu window to front. Base and wall units. Inset stainless steel sink and drainer with mixer tap. Electric oven and hob and extractor hood. Pantry.

LANDING

Access to first floor rooms.

BEDROOM ONE

12'0" x 9'0"

Double glazed PVCu window to front. Gas central heating radiator.

BEDROOM TWO

10'7" x 7'10"

Double glazed PVCu Velux window to rear. Gas central heating radiator.

BEDROOM THREE

7'4" x 7'2"

Double glazed PVCu Velux window to rear. Gas central heating radiator.

BATHROOM

Double glazed PVCu window to front. Part tiled walls with three piece bathroom suite comprising: walk-in shower cubicle, pedestal wash hand basin, low flush wc. Gas central heating radiator.

EXTERIOR

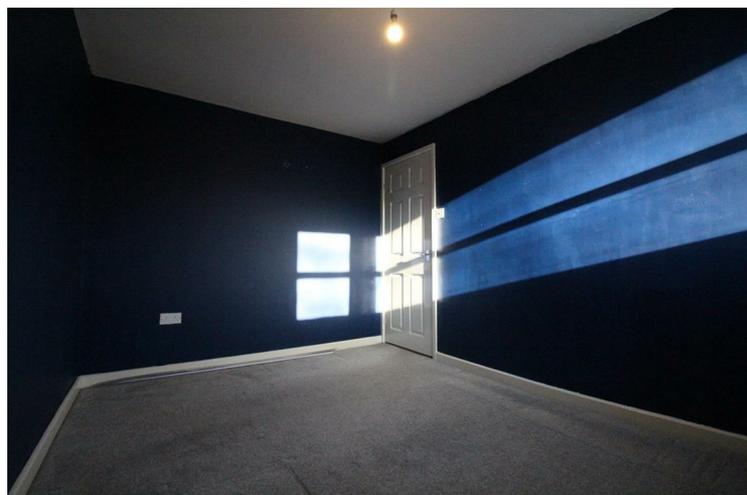
Off street parking to side. Gravelled garden to front.

HOW TO GET THERE

From our office in Birstall proceed down Smithies Lane and at the traffic lights turn bear left onto Bradford Road. Turn turn right onto Centenary Way and right at the crossroads onto Cross Bank Road. Number 54b will be found on the right hand side, signified by our For sale sign.



- Bathroom With walk-in Shower • Gravelled Garden To Front • Off Street Parking To Side • Close To Local Amenities • Ready To Move In - No Chain





Additional Information

Local Authority - Kirklees Council
Council Tax - Band B
Viewings - By Appointment Only

Floor Area - 0.00 sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	78	
(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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