



31 Mill Lane

£600 PCM

Batley, WF17 6DZ

***** UNUSUAL ONE BEDROOM STONE TERRACE - LOUNGE & DINING KITCHEN - GCH & PVCU DG - NEUTRAL DECOR THROUGHOUT - CLOSE TO BATLEY TRAIN STATION - AVAILABLE NOW ***** The accommodation comprises: lounge, bedroom, en suite bathroom, dining kitchen to the lower ground floor. There is on street parking outside. Located close to all amenities including Batley Train Station and with excellent transport links to neighbouring towns and cities and the motorways, it would make an ideal base for those wishing to commute. Deposit - £750 Council tax band A. Sorry no pets.



- One Bedroom Unusual Terrace • EPC - D • Deposit - £750 • Lounge & Dining Kitchen • Bedroom With En Suite Bathroom

LOUNGE

Stairs to lower ground floor Dining Kitchen. Inset spotlights. Window to front and velux window to rear. Radiator.

BEDROOM

Two windows to front and window to side. Radiator. Door to:

EN SUITE BATHROOM

Part tiled with three piece suite comprising: bath with shower over and screen, pedestal wash hand basin, low flush wc. Ceramic tiled floor. Heated towel rail. Window to rear.

DINING KITCHEN

With base and wall units incorporating stainless steel sink unit. ceramic hob, electric oven and extractor. Tiled splashbacks. Plumbing for automatic washing machine. Inset spotlights. Window to front. Radiator.

EXTERIOR

On street parking.

NOTE

Children - NO

Pets - NO

Smokers - outside only

The property is available now.

DIRECTIONS

From Birstall Town Centre proceed down Smithies Lane and turn left at the traffic lights onto Bradford Road. Continue for some distance at turn left at the traffic lights by Batley Mill Village into Rouse Mill Lane. Turn left at the T junction and right at the roundabout onto Mill Lane. Number 31 will be found on the left hand side, signified by our To Let board.



- Neutral Décor Throughout
- On Street Parking
- Suit Single Person
- Close To Batley Station
- Available Now





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	77
(81-91)	B	
(69-80)	C	
(55-68)	D	60
(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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