

local  
properties

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## 2 Nelson Street Batley, WF17 9ER

£600 PCM

\*\*\*\*\* GROUND FLOOR STUDIO APARTMENT - INTEGRATED APPLIANCES - SHOWER ROOM - PARKING TO REAR - SUIT SINGLE PROFESSIONAL - WATER RATES & WIFI INCLUDED - AVAILABLE NOW \*\*\*\* The property has electric heating, PVCu double glazing, intercom entry system & comprises: entrance vestibule, living area with bedroom area off, shower room. To the outside, there is off street parking to the rear of the property. Located in Birstall Town Centre close to all local amenities, the property offers excellent transport links to Leeds & Wakefield and is within 1 mile of the M62. Ideally suiting a single person, viewing is recommended. Deposit £750



• Ground Floor Studio Apartment • Refurbished To A High Standard • Living Area With Laminate Flooring

**ENTRANCE VESTIBULE**

Laminate flooring. Inset spotlights. Intercom entry phone.

**LIVING AREA**

Laminate flooring. Inset spotlights and wall lights. Base and wall units incorporating asterite sink and mixer tap. Halogen hob, electric oven and extractor hood. Integrated fridge and automatic washing machine. Breakfast bar. Window to front. Electric wall heater.

**BEDROOM AREA**

Laminate flooring. Inset spotlights. Electric wall heater.

**SHOWER ROOM**

Fully tiled with three piece suite comprising: walk in shower, vanity wash hand basin, low flush wc. Inset spotlights and ceramic tiled floor. Extractor fan. Heated towel rail.

**EXTERIOR**

Off street parking to the rear of the property with security lights and electric car charging port.

**NOTE**

Children - no

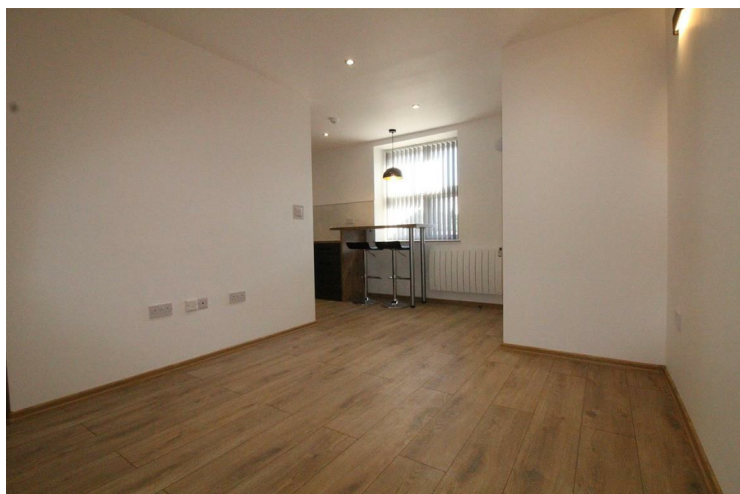
Pets - no

Smokers - outside only


The property is available Now.



- Modern Kitchen With Integrated Appliances
- Shower Room
- Parking To The Rear
- Suit Single Person
- EPC - D
- Deposit - £750
- Water & Wifi Included





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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