



**10 Beech Way
Batley, WF17 0EG**

£1,100 PCM

***** THREE/FOUR BEDROOM SEMI DETACHED - LOUNGE & DINING ROOM - SITTING ROOM/GROUND FLOOR BEDROOM FOUR - AVAILABLE NOW ***** This property has gas central heating and PVCu double glazing and comprises: entrance hall, lounge, dining room, kitchen, additional sitting room/ground floor bedroom four, landing, three first floor bedrooms, bathroom. To the outside, there are gardens to the front and rear, drive and garage. Located in a cul-de-sac, the property is ideally located for access to all amenities and the nearby M62. Deposit - £1265.



• THREE/FOUR BEDROOM SEMI DETACHED • GCH & PVCU DG • LOUNGE & DINING ROOM • FITTED BREAKFAST KITCHEN ROOM

ENTRANCE HALL

Stairs to first floor. Understairs storage cupboard. Door and window to side. Radiator.

LOUNGE

Fireplace surround. Coving to ceiling. Wall light points. Window to front. Radiator. Double doors to:

DINING ROOM

Coving to ceiling. Window to rear. Radiator. Archway to:

BREAKFAST KITCHEN

With base and wall units incorporating stainless steel sink unit. Gas cooker. Plumbing for automatic washing machine. Tiled splashbacks. Door and window to rear. Radiator.

GROUND FLOOR BEDROOM FOUR/SITTING ROOM

Window to front. Radiator.

LANDING

Access to loft.

BEDROOM ONE

Window to front. Radiator.

BEDROOM TWO

Window to rear. Radiator.

BEDROOM THREE

Window to rear. Radiator.

BATHROOM

Part tiled with three piece suite comprising: bath with shower over and screen, pedestal wash hand basin, low flush wc. Airing cupboard. Window to side. Radiator.

EXTERIOR

Lawned garden to the front of the property. Enclosed rear garden with decking and artificial lawn. Driveway to the side providing ample off street parking and single detached garage.

NOTE

Children - yes

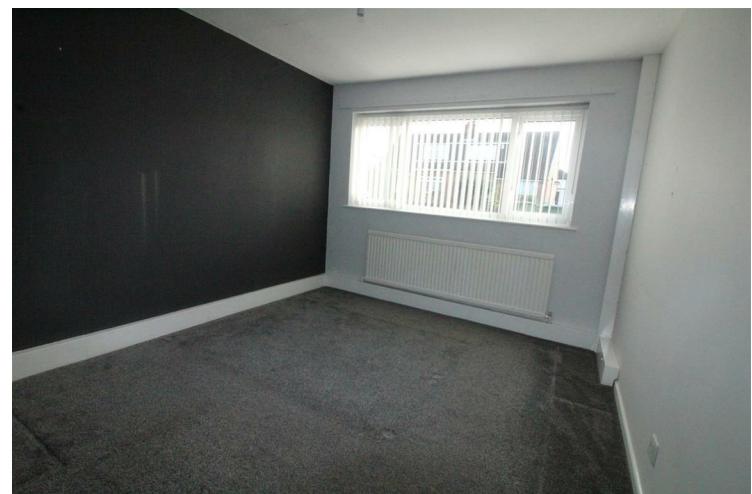
Pets - to be discussed

Smokers - outside only

The property is available now

DIRECTIONS

From Birstall centre proceed up Leeds Road and take the fourth left onto Moat Hill. Beech Way is the first turning on the left where number 10 will be found on the right hand side, signified by our To Let board.



• SITTING ROOM/GROUND FLOOR BEDROOM FOUR • GARDENS FRONT &
REAR • DRIVEWAY & GARAGE • CUL - DE - SAC LOCATION • EPC - C • AVAILABLE NOW





Map data ©2026 Google

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(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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