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properties

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## 6 Jessops Mill 10 Station Road Batley, WF17 5SU

£650 PCM

\*\*\*\*\* ONE BEDROOM 1st FLOOR APARTMENT - LOUNGE WITH KITCHEN AREA & INTEGRATED APPLIANCES - WALKING DISTANCE TO BATLEY TRAIN STATION - AVAILABLE NOW \*\*\*\*\* This well presented one bedroom apartment has gas central heating, double glazing, intercom entry system, neutral decor throughout and window blinds. The accommodation comprises: entrance hallway, lounge with kitchen area having integrated oven, hob, automatic washing machine and fridge freezer, double bedroom with en - suite bathroom. Located within walking distance of Batley Train Station, this property would suit a single person or couple and an early viewing is recommended. Deposit £750, sorry no pets.



- One Bedroom 1st Floor Apartment • Deposit - £750 • Energy Rating - C • Lounge With Kitchen Area • Integrated Appliances • En - Suite Bathroom • Close To Train Station • Available Now

#### COMMUNAL ENTRANCE

Stairs giving access to first floor.

#### ENTRANCE HALL

Intercom entry phone. Radiator.

#### LOUNGE WITH KITCHEN AREA

Base and wall units incorporating stainless steel sink unit and mixer tap. Gas hob, electric oven and extractor hood. Integrated fridge freezer and automatic washing machine. Tiled splashbacks and ceramic tiled floor to kitchen area. Two windows to rear. Two radiators.

#### BEDROOM

With walk in storage cupboard. Further storage cupboard housing central heating boiler. Window to rear. Radiator.

#### EN SUITE BATHROOM

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

#### EXTERIOR

Secure bicycle storage to cellar. Rear yard bin store.

#### DIRECTIONS

From our Birstall office proceed down Smithies Lane and turn left at the traffic light onto Bradford Road. Continue for some distance into Batley passing the Tesco superstore on your right. At the crossroads turn left onto Station Road where Jessops Mill is the first building on the right.

#### NOTE

Children - no

Pets - no

Smokers - outside only

The property is available now







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>	79	79
(55-68) <b>D</b>		
(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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