

local  
properties

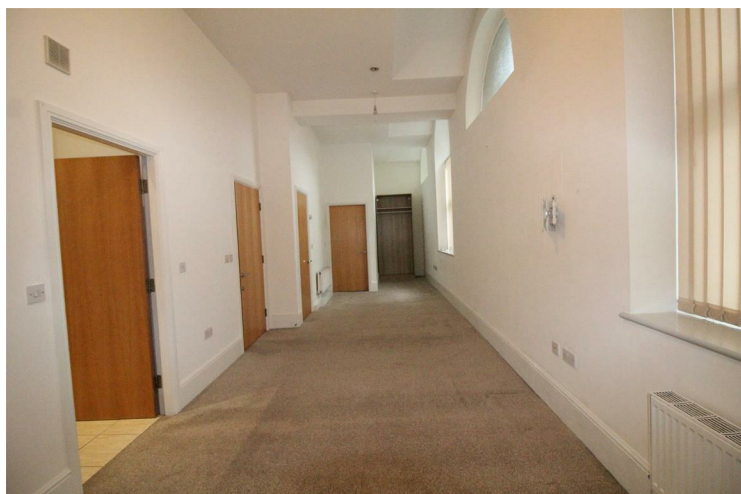
buy • sell • let



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

£525 PCM

\*\*\*\*\* WELL PRESENTED GROUND FLOOR STUDIO APARTMENT - SEPARATE KITCHEN WITH INTEGRATED APPLIANCES - SHOWER ROOM - CLOSE TO BATLEY TRAIN STATION - AVAILABLE NOW \*\*\*\*\* This property has gas central heating and comprises: entrance vestibule, spacious living area, kitchen, shower room. Located close to all amenities, this property would ideally suit a single person and viewing is recommended. Deposit - £660. Sorry, no pets



- WELL PRESENTED STUDIO APARTMENT • SPACIOUS LIVING AREA • SEPARATE KITCHEN • INTEGRATED APPLIANCES

#### ENTRANCE VESTIBULE

With intercom entry phone and radiator.

#### LIVING ROOM

Storage cupboard. Four windows to front. Two radiators.

#### KITCHEN

With base and wall units incorporating stainless steel sink unit. Gas hob, electric oven and extractor hood. Integrated automatic washing machine and fridge freezer. Tiled splashbacks. Ceramic tiled floor. Radiator.

#### SHOWER ROOM

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

#### NOTE

Children - no

Pets - no

Smokers - outside only





- SHOWER ROOM • CLOSE TO BATLEY TRAIN STATION • DEPOSIT - £660 • EPC - C • AVAILABLE NOW





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	76	76
(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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