



**15 Rochester Road
Batley, WF17 9BS**

£925 PCM

***** WELL PRESENTED THREE BEDROOM END TOWN HOUSE - LOUNGE & DINING KITCHEN WITH INTEGRATED APPLIANCES - ENCLOSED GARDEN & PARKING - CUL-DE-SAC LOCATION - AVAILABLE EARLY JUNE 2024 ***** This property has gas central heating, PVCu double glazing and burglar alarm and comprises: entrance hall, guest wc, lounge, dining kitchen, appliances, landing, three bedrooms (one having fitted wardrobes), bathroom. To the outside, there is an enclosed rear garden and two allocated parking spaces. Situated in a cul-de-sac, the property is ideally placed for access to all local amenities, Leeds City Centre and the motorways. This is an ideal family home and viewing is recommended. Council Tax Band A. Deposit £1065.



- Three Bedroom End Town House • GCH, PVCu DG & Burglar Alarm • Lounge & Dining Kitchen • Integrated Appliances

ENTRANCE HALL

Stairs to first floor. Door to front. Radiator.

LOUNGE

Understairs storage cupboard. French doors to rear. Radiator.

DINING KITCHEN

Base and wall units incorporating stainless steel sink unit. Gas hob, electric oven and extractor hood. Integrated automatic washing machine, dishwasher and fridge freezer. Tiled splashbacks. Window to front. Radiator.

GUEST WC

With low flush wc and wash hand basin. Radiator.

LANDING

Access to loft. Radiator.

BEDROOM ONE

Window to front. Radiator.

BEDROOM TWO

Fitted wardrobes to one wall. 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. Heated towel rail. Window to front.

EXTERIOR

Enclosed lawned garden to the rear with block paved patio and shed. Shrubbery garden to the front. Two allocated parking spaces to the front.

DIRECTIONS

From Birstall Town Centre proceed up Middlegate which runs into Fieldhead Lane. Turn right into Lowood Lane and take the next left into Branwell Avenue. Rochester Road is the next turning on the left where number 15 will be found in the first cul-de-sac on the left hand side and is signified by our To Let board.

NOTE

Children - yes

Pets - no

Smokers - outside only

The property is available early June 2024



- Fitted Wardrobes To Bedroom 2
- Enclosed Rear Garden
- Off Street Parking
- Deposit - £1065
- EPC - C
- Available Early June 2024





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

Birstall Lettings
Midland Bank Chambers
Smithies Lane
Birstall
Batley
West Yorkshire
WF17 9EB

01924 474456
info@localproperties.net
<http://www.localproperties.net/>

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