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properties

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## 26 Brookroyd Lane Batley, WF17 0BU

£650 PCM

\*\*\* ONE BEDROOM BACK TO BACK - AVAILABLE EARLY JUNE 2026 \*\*\* This property has GCH, PVCu DG and comprises: entrance vestibule, lounge with kitchen area, cellar, landing, bedroom with fitted wardrobes, bathroom. There is a patio garden to the front and on street parking. Located close to all amenities, it is ideally placed for access to neighbouring towns and cities and the nearby motorway. Deposit - £750. Council Tax Band A.



- One Bed Back To Back • Energy Rating D • Deposit £750 • Lounge With Kitchen Area • GCH & DG • Fitted Wardrobes • Popular Location • Viewing Recommended

#### ENTRANCE VESTIBULE

Stairs to first floor. Quarry tiled floor. Door to front. Radiator.

#### LOUNGE WITH KITCHEN AREA

Exposed beams to ceiling. Cast iron gas stove. Base and wall units incorporating stainless steel sink unit and mixer. Gas hob and electric oven. Tiled splashbacks. Access to cellar. Window to front. Radiator.

#### CELLAR

Extra storage space.

#### LANDING

Access to loft.

#### BEDROOM

With fitted wardrobes to recesses. Window to front. Radiator.

#### BATHROOM

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

#### EXTERIOR

Patio garden to the front and on street parking.

#### DIRECTIONS

From Birstall Town Centre proceed down Smithies Lane and turn left at the traffic lights into Huddersfield Road. Take the second right into Brookroyd Lane where number 26 will be found on the left hand side, signified by our To Let board.

#### NOTES

Smokers - outside only

The property is available early June 2026







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>		
(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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