



**23 Phoenix Court
Batley, WF17 6RH**

£825 PCM

**** TWO BEDROOM TOWN HOUSE - POPULAR RESIDENTIAL AREA - ENCLOSED REAR GARDEN & OFF STREET PARKING - AVAILABLE NOW **** This property has gas central heating, PVCu double glazing & briefly comprises: entrance vestibule, lounge, dining kitchen, landing, two bedrooms, bathroom. To the outside there is an enclosed lawned garden with patio area to rear, and block paving to the front providing off street parking. The property is conveniently located on a development of similar properties within approximately one mile of Batley Town Centre and gives easy access to surrounding towns, cities & the motorway network. In our opinion, this property would ideally suit a couple or small family and viewing is highly recommended. Deposit - £950



• TWO BEDROOM TOWN HOUSE • GCH & DG • LOUNGE & DINING KITCHEN • ENCLOSED REAR GARDEN

ENTRANCE VESTIBULE

Stairs to first floor. Door to front. Radiator.

LOUNGE

Under stairs storage cupboard. Coving to ceiling. Window to front. Radiator. Double doors leading to:

DINING KITCHEN

With base and wall units incorporating sink unit with mixer tap. Gas hob, electric oven and extractor hood. Plumbing for automatic washing machine. Patio doors and window to rear. Radiator.

LANDING

Access to loft.

BEDROOM ONE

Storage cupboard. Window to front. Radiator.

BEDROOM TWO

Window to rear. Radiator.

BATHROOM

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

EXTERIOR

Block paved to the front providing off street parking. Enclosed garden to the rear which is mainly laid to lawn with paved patio area.

DIRECTIONS

From Birstall Town Centre proceed down Smithies Lane and turn left at the traffic lights onto Bradford Road. Continue for

some distance and turn left onto Rouse Mill Lane. Take the first exit off the roundabout into Grange Road and turn left at the next roundabout into Mill Forest Way. Go straight on at the mini roundabout and turn left into Phoenix Court where number 23 will be found on the left hand side, signified by our To Let board.

NOTE

Children - Yes

Pets- To be discussed

Smokers - Outside Only

The property is available now



- OFF STREET PARKING
- POPULAR DEVELOPMENT
- GREAT ACCESS TO M1 & M62
- EPC - C
- DEPOSIT - £950
- AVAILABLE NOW





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	89
(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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